



THE
A-TEAM

**RE/MAX
FIRST**

68 HAWKWOOD Drive, Calgary T3G 3H9

MLS®#: **A2177274** Area: **Hawkwood** Listing Date: **11/08/24** List Price: **\$868,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,149**
 Low Sqft:
 Ttl Sqft: **2,149**

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Chandelier,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`2" x 14`0"
Kitchen	Main	11`3" x 12`5"
Bedroom - Primary	Second	11`2" x 16`7"
Bedroom	Second	12`3" x 12`1"
Bedroom	Lower	13`2" x 9`11"
4pc Bathroom	Second	4`11" x 8`7"

Room	Level	Dimensions
Dining Room	Main	13`3" x 10`8"
Family Room	Main	16`2" x 14`8"
Bedroom	Second	15`7" x 11`8"
Bedroom	Second	12`3" x 10`5"
5pc Ensuite bath	Second	10`4" x 12`2"
3pc Bathroom	Lower	5`1" x 8`6"

Game Room
2pc Bathroom
Foyer

Lower
Main
Main

22`3" x 17`3"
5`4" x 4`5"
8`6" x 8`9"

Furnace/Utility Room
Breakfast Nook

Lower
Main

14`4" x 15`11"
7`6" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911154

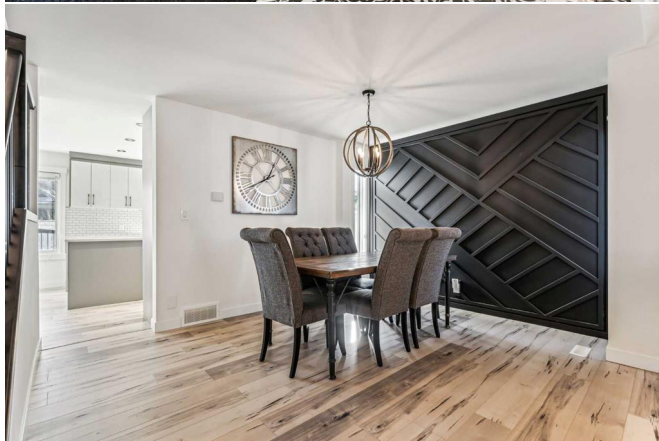
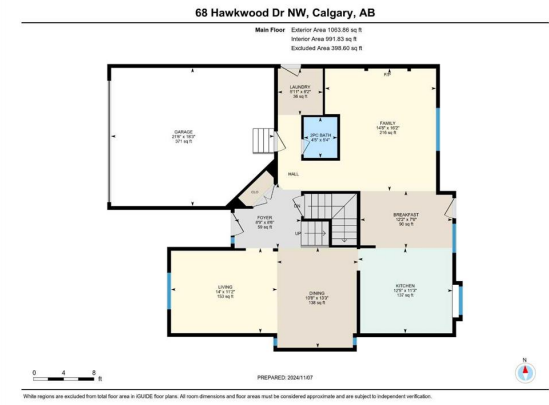
Zoning:
R-CG

Remarks

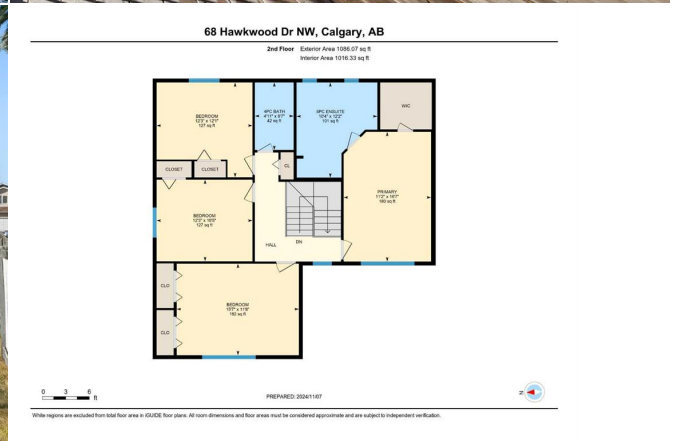
Pub Rmks: **Discover 68 Hawkwood Drive NW; a remarkable 5 bedroom that exudes style, sophistication and comfort in a prime Northwest location. Here are 5 things we love about this home (and we're sure you will too): 1. A HOME DESIGNED FOR REAL LIFE: This home seamlessly blends contemporary luxury with a family friendly floorplan. Offering 2150 SqFt + a beautifully developed basement, 4 + 1 beds, 3.5 baths double garage, AC & mountain views; this is a full-size home! The formal front living & dining rooms are gorgeous & an ideal entertaining space while the back of the main floor is full of all-day sun; the custom kitchen leading to a well-proportioned breakfast nook & sunken family room complete with custom storage + recessed fireplace. The large SE exposed backyard with private deck becomes an extension of your living space in the warmer months while a private powder room, laundry & side entrance completes the main floor. Upstairs find 4 great sized beds; the primary easily accommodates your furnishings & is fully equipped with a walk-in closet & a magazine worthy 5-piece ensuite with freestanding tub. The 2nd bedroom (currently being used as a playroom) would also work well as a home office or teenage refuge while bedrooms 3 + 4 are larger than average & share a beautiful 4-piece bathroom. The basement has been thoughtfully renovated with a large rec room, oversized dry bar, 5th bedroom, 3-piece bathroom & XL storage in the utility room. 2. AN EXCEPTIONAL RENOVATION: This property has been completely transformed from a tired & typical 1980's home to a lifestyle property that easily competes with new builds. The attention to detail here is unparalleled from the beamed vaulted ceilings in the front room to the custom kitchen, recessed fireplace, geometric tile flooring, amazing bathrooms, dining room feature wall, Central AC & basement bar; nothing has been missed. 3. A CENTRAL & CONVENIENT NORTHWEST LOCATION: Hawkwood is a mature, established community in NW Calgary. Residents enjoy large lots along with wide, quiet streets and homes to match every lifestyle & budget. The location of 68 Hawkwood Drive couldn't get much better; you're just a 20-minute walk to the amazing Crowfoot Crossing home to some of the Northwest's best restaurants (Cactus Club, The Keg), shopping, (Urban Barn, Indigo) & professional services along with the Crowfoot Library & YMCA while being a short drive to the Crowfoot LRT station. Commuting DT or to the mountains is a breeze with easy access to Stoney and Crowchild Trails + John Laurie & Nosehill Drive. 4. THE HEART OF THE HOME: 1980's kitchens can be very difficult to modernize, this is one of the best examples you will find! A fully integrated appliance package includes built-in oven & microwave, electric cooktop along with sleek quartz counters and a ton of work and storage space. This kitchen is a true showpiece; perfect for preparing feasts or heating up takeout. 5. MOVE-IN READY: This home has been loved in & is waiting for it's next family TV bracket in living room**
Century 21 Bamber Realty LTD.

Inclusions:
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











68 Hawkwood Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 943.02 sq ft
Interior Area 872.04 sq ft
Excluded Area 2.80 sq ft



0 3 6 ft
PREPARED: 2024/1/07
While regions are excluded from total floor area in GEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



