



THE
A-TEAM

**RE/MAX
FIRST**

107 HAWKMOUNT Close, Calgary T3G 3Z5

MLS®#: **A2178102**

Area: **Hawkwood**

Listing Date: **11/09/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar: **5,016 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,049**

Low Sqft:

Ttl Sqft: **2,049**

DOM

24

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	8`11" x 13`10"
Family Room	Main	15`4" x 12`0"
Laundry	Main	10`1" x 7`8"
2pc Bathroom	Main	3`9" x 7`5"
5pc Ensuite bath	Second	15`9" x 8`3"
Bedroom	Second	10`6" x 13`9"
3pc Bathroom	Basement	4`8" x 10`4"

Room	Level	Dimensions
Dining Room	Main	15`6" x 10`1"
Kitchen	Main	10`11" x 11`5"
Living Room	Main	15`11" x 18`1"
4pc Bathroom	Second	5`1" x 8`11"
Bedroom	Second	9`8" x 12`8"
Bedroom - Primary	Second	16`1" x 18`4"
Bedroom	Basement	13`4" x 11`8"

Den
Furnace/Utility Room

Basement
Basement

10` 4" x 15` 4"
18` 10" x 9` 10"

Game Room

Basement

15` 0" x 39` 8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9212535

Remarks

Pub Rmks: **Welcome to this stunning 2-story, fully finished walkout home featuring 4 spacious bedrooms, nestled on a quiet cul-de-sac backing onto a park, in the sought-after community of Hawkwood. Upon entering, you'll be greeted by an expansive foyer that flows into a formal living room, complete with a bay window and vaulted ceilings, as well as an elegant dining room—perfect for entertaining. Unique architectural angles add character throughout the home, while rich hardwood floors elevate the main level's ambiance. The kitchen features timeless oak cabinetry, wooden blinds, granite countertops, reverse osmosis water filtration unit, new stainless-steel fridge, a new hood fan and range complemented by a sunlit eating nook with large windows and access to a spacious South deck with sleek glass railings. Relax in the family room that opens to the kitchen ideal for family gatherings, highlighted by a gas fireplace with built-in wall units. The main floor laundry is adjacent to a convenient powder room. New neutral carpets throughout upstairs lead to the master bedroom a private retreat, featuring a luxurious 5-piece ensuite, relax in your soaker tub with jets, newer shower and an expansive vanity with granite countertops. Two additional well-sized bedrooms, both with ample closet space and mountain views. The sought-after walkout basement boasts new blinds on the numerous windows. The walk-out offers a versatile layout including a bright flex room with a cedar closet (it could be utilized as a guest bedroom, den or gym to suit your family's needs), a three-piece bathroom, large entertainment games room (a perfect place for a pool table) and includes a full-size stand up freezer. Enjoy the cozy area next to the gas fire place to watch TV and movies. Step outside to the South-facing backyard patio backing onto a playground , surrounded by mature trees for added privacy .You have a spectacular view to the park not looking onto other homes. The attached double garage has a newer upgraded metal garage door and plenty of room for storage. You will appreciate the peaceful yet connected lifestyle Hawkwood offers, with many playgrounds, off leash park, walking distance to nearby schools, good bus transportation and minutes to Crowfoot Shopping Centers restaurants(including Cactus Club), Starbucks, movie theatres, CO-OP, Public Library, YMCA, Beacon Hill Superstore and easy access to major roadways including John Laurie Blvd, Crowchild and Sarcee Trail. This home combines space, style, and an unbeatable location.**

Inclusions:
Property Listed By: **Storage shed, water softener in "as is condition", garburater
RE/MAX Real Estate (Central)**

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













