



THE
A-TEAM

**RE/MAX
FIRST**

8327 HAWKVIEW MANOR Link, Calgary T3G 3E6

MLS® #: **A2178966**

Area: **Hawkwood**

Listing Date: **11/14/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **2,049**

Low Sqft:

Ttl Sqft: **2,049**

Lot Information

Lot Sz Ar: **7,028 sqft**

Lot Shape:

DOM

7

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,High Ceilings,See Remarks,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`1" x 10`5"
Living Room	Main	15`2" x 11`11"
Family Room	Main	15`10" x 15`10"
Foyer	Main	10`2" x 6`7"
Laundry	Main	5`10" x 5`4"
Walk-In Closet	Second	6`0" x 5`8"
Bedroom	Second	15`7" x 9`7"
4pc Bathroom	Second	10`5" x 5`2"
Bedroom	Lower	17`5" x 11`4"
Cold Room/Cellar	Lower	10`7" x 5`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	10`6" x 9`10"
Dining Room	Main	12`8" x 11`8"
2pc Bathroom	Main	5`4" x 4`8"
Office	Main	8`10" x 8`9"
Bedroom - Primary	Second	15`7" x 13`9"
4pc Ensuite bath	Second	9`7" x 7`11"
Bedroom	Second	12`3" x 11`8"
Game Room	Lower	13`0" x 11`4"
Furnace/Utility Room	Lower	24`1" x 20`10"
Storage	Lower	10`7" x 9`3"

Title:
Fee Simple
Legal Desc:

8410720

Zoning:
R-CG

Remarks

Pub Rmks:

This inviting 4-bedroom, 2.5-bath family home is located on one of Hawkwood's most sought-after streets! Nestled on a quiet location within walking distance to schools, this home combines the best of family-friendly convenience and modern comfort. Step inside to find a grand, vaulted living and dining area, perfect for entertaining. The heart of the home is the open-concept kitchen, complete with granite countertops and a built-in pantry, seamlessly connecting to a cozy family room with a wood-burning fireplace. Step out to the expansive deck and patio, where you'll enjoy a private, established backyard — ideal for family gatherings or quiet mornings outdoors. The main floor also includes a den, perfect as a home office or could be used as a 5th bedroom. Upstairs, a spindle-railed staircase leads to three spacious bedrooms, jack & jill 4 piece bathroom and a primary suite with a 4-piece ensuite and walk in closet. The finished lower level boasts a media/recreational space, an additional bedroom, storage room(Framed for future bathroom), cold room and utility room with ample storage, making it ideal for a growing family. This home has been thoughtfully updated and cared for over the years with some new vinyl windows, Poly-B plumbing replacement, air conditioning (installed in 2024), tile roof(stages from 2012-2020, and upgraded insulation (2024) for year-round comfort. Enjoy quick access to the mountains, downtown, the University of Calgary, and key amenities like Crowfoot Shopping Center, Melcor YMCA, and the LRT. With easy access to Stoney Trail and countless nearby conveniences, this home is the perfect retreat for modern family living. Don't miss your chance and book a private showing today!

Inclusions:

Alarm system (no contract), fridge & freezer in basement.

Property Listed By:

RE/MAX Real Estate (Mountain View)

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











