



**119 HAWKHILL Court, Calgary T3G 2T7**

MLS®#: **A2179319** Area: **Hawkwood** Listing Date: **11/20/24** List Price: **\$739,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1985**  
Lot Information  
 Lot Sz Ar: **7,115 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,728**  
 Low Sqft:  
 Ttl Sqft: **1,728**

DOM

**1**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Underground Sprinklers,Wedge Shaped Lot,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Standard,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard,Storage**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 5`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`2"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>6`6" x 12`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`4" x 8`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`10" x 11`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 14`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`0" x 9`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`4" x 14`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`7"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`8"</b>

Bedroom - Primary  
Furnace/Utility Room

Second  
Lower

13`6" x 15`11"  
15`9" x 13`5"

Game Room

Lower

15`4" x 20`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8111958**

Remarks

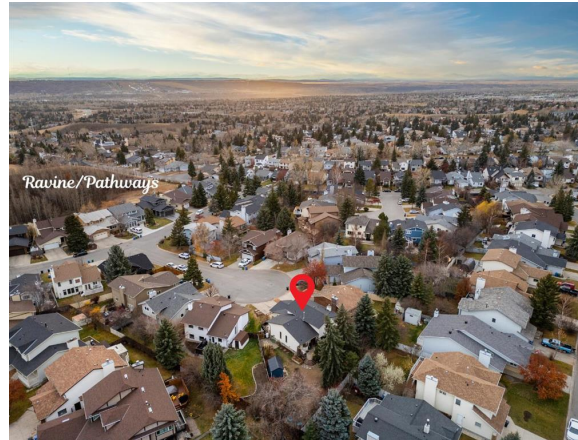
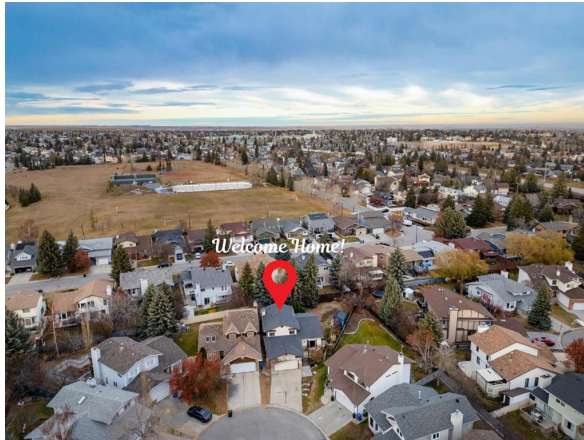
Pub Rmks:

**\*Open House Saturday November 23rd and Sunday November 24th 1-3pm Prime Location Meets Comfort and Style! Nestled on a large pie-shaped lot with a sprawling backyard, this stunning home is situated in a peaceful cul-de-sac. Just steps from your front door, you'll discover scenic walking paths, a ravine, and incredible community amenities including a zip line, pickleball courts, an outdoor rink, BBQ pit, and schools. The serene neighborhood offers a tranquil retreat, while its unbeatable location provides quick access to the mountains, Crowchild Trail, Stoney Trail, and downtown. Step inside and be welcomed by soaring cathedral ceilings that open into a bright and spacious living and dining area. The kitchen boasts sleek stainless steel appliances, a large window overlooking the backyard, and a cozy breakfast nook. A few steps down, the family room becomes your personal haven, featuring a wood-burning fireplace with a gas cheater valve. Unwind in the adjacent hot tub and enjoy the ultimate relaxation. The main floor is complete with a bedroom/office, powder room, and convenient laundry. Upstairs, you'll find three generously sized bedrooms, including a primary suite with an ensuite, plus an additional full bathroom—perfect for family living. The basement offers a large recreation room and plenty of storage space. Imagine spending warm evenings tending to your raised garden beds while the kids make the most of the expansive backyard. With space, charm, and amenities galore, this home is truly a rare find. Don't miss the chance to make it yours!**

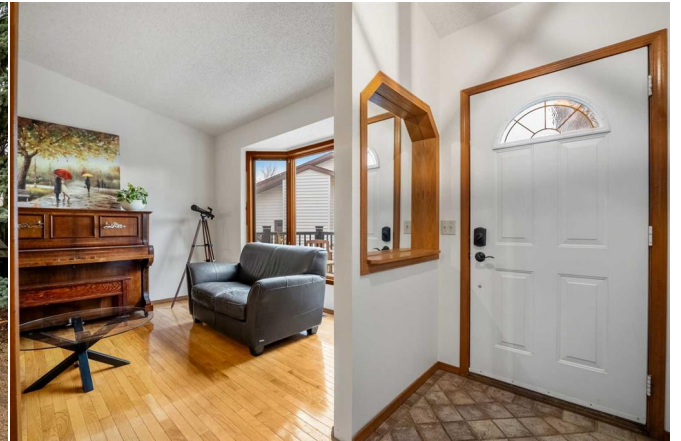
Inclusions:  
Property Listed By:

**Hot Tub is working/as is, metal pergola, 3x sheds, all stainless steel appliances in kitchen, washer, dryer  
CIR Realty**

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







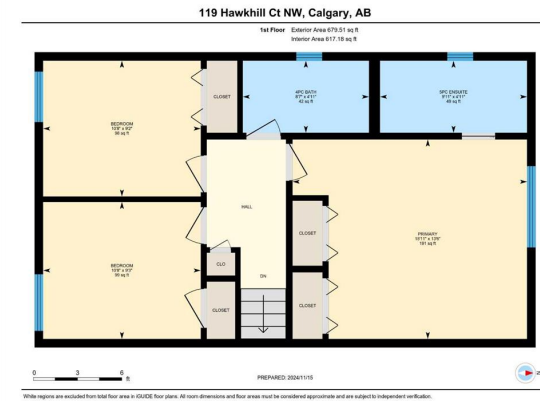
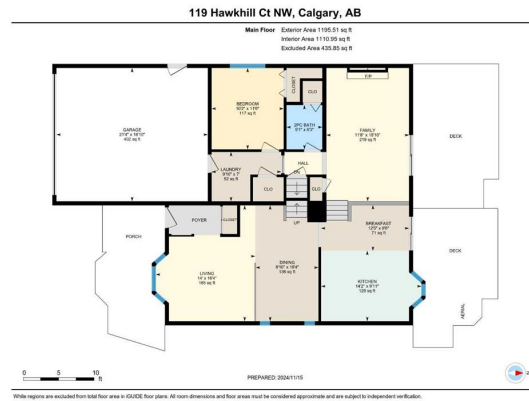
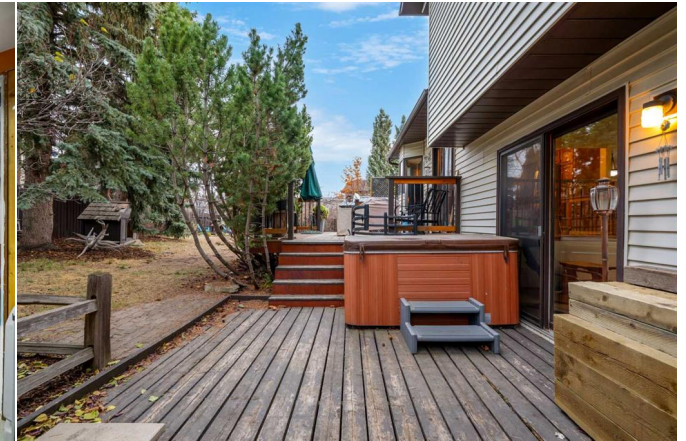












119 Hawkhill Ct NW, Calgary, AB

Basement (Below Grade) Exterior Area 1089.25 sq ft  
Interior Area 1025.47 sq ft



PREPARED 2024/1/15



While regions are excluded from total floor area in CGIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.