



THE
A-TEAM

**RE/MAX
FIRST**

287 HAWKWOOD Drive, Calgary T3G3N1

MLS® #: **A2182670**

Area: **Hawkwood**

Listing Date: **12/07/24**

List Price: **\$786,000**

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: **3,920 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Private,See Remarks**
Park Feat: **Double Garage Attached**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 3`2"
Family Room	Main	10`8" x 13`5"
Kitchen	Main	12`0" x 9`1"
Living Room	Main	11`7" x 23`10"
4pc Bathroom	Second	5`11" x 7`9"
Bedroom	Second	9`9" x 10`10"

Room	Level	Dimensions
Dining Room	Main	8`5" x 15`5"
Foyer	Main	9`10" x 10`1"
Laundry	Main	5`11" x 7`10"
3pc Ensuite bath	Second	7`5" x 10`8"
Bedroom	Second	9`1" x 11`2"
Bedroom - Primary	Second	11`5" x 15`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911328

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this stunning detached 2-storey home in the fully developed and sought-after community of Hawkwood NW. This fully renovated property boasts modern upgrades throughout and offers a comfortable and stylish living experience. The home features 3 spacious bedrooms, including a luxurious primary bedroom complete with a walk-in closet and a private ensuite. With 2.5 bathrooms in total, this home is designed to accommodate the needs of a growing family. The main floor showcases an open-concept layout with beautifully updated finishes, making it ideal for entertaining and everyday living. The basement is unfinished and awaits your personal touch, with a bathroom rough-in already in place for added convenience. Enjoy the convenience of a double front-attached garage and the added bonus of a back lane. The backyard is perfect for outdoor activities and summer barbecues, offering a private space for relaxation. Situated in a well-established community, this home provides access to schools, parks, shopping, and all the amenities Hawk wood has to offer. Don't miss the opportunity to make this move-in-ready gem your new home!

Inclusions:
Property Listed By:

none
Diamond Realty & Associates LTD.

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









