



THE
A-TEAM

**RE/MAX
FIRST**

89 HAWKSIDE Road, Calgary T3G 3R9

MLS®#: **A2185329**

Area: **Hawkwood**

Listing Date: **01/09/25**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **5,177 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,415**
Low Sqft:
Ttl Sqft: **2,415**

DOM

1

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Few Trees,Low Maintenance Landscape,Rectangular Lot,Views

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof: **Rubber**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Awning(s),Lighting,Playground,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Dishwasher,Dryer,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"
Eat in Kitchen	Main	10`0" x 12`11"
Dining Room	Main	10`10" x 11`3"
Family Room	Main	12`11" x 16`5"
Laundry	Main	5`7" x 9`0"

Room	Level	Dimensions
4pc Bathroom	Basement	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"
Breakfast Nook	Main	9`11" x 11`0"
Living Room	Main	10`10" x 11`10"
Office	Main	9`0" x 8`11"
Bedroom - Primary	Upper	12`9" x 15`11"

Bedroom
Bedroom
Media Room

Upper
Basement
Basement

11`9" x 12`11"
9`4" x 12`5"
12`6" x 14`0"

Bedroom
Game Room
Flex Space

Legal/Tax/Financial

Upper
Basement
Basement

11`11" x 13`3"
13`3" x 16`0"
8`9" x 12`0"

Title:
Fee Simple
Legal Desc:

9012283

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 89 Hawkside Road, a stunning home in the highly sought-after Uplands of Hawkwood. A former Show Home, this meticulously maintained property offers over 3,700 square feet of living space, including 4 bedrooms plus a large office, 3.5 bathrooms, and a double attached heated garage. Backing onto an expansive greenspace, the west-facing backyard features a gazebo and large, powered roll-out awning (with a wind sensor), perfect for relaxing evenings and hosting guests. Inside, you'll find soaring vaulted ceilings, an elegant spiral staircase, and a professionally renovated kitchen with high-end stainless steel appliances—a dream for chefs and entertainers alike. The main floor boasts a cozy family room with a gas fireplace, formal living and dining rooms with large windows, a private office, and a convenient laundry/mudroom. Upstairs, the expansive primary suite includes a walk-in closet and a spa-inspired ensuite with a jacuzzi soaker tub with a view towards the Rocky Mountains. The fully developed basement offers a fourth bedroom, full bathroom, sewing or crafting room, a large seating area with a gas fireplace, a games area with built-in bench seating, and ample storage. Modern upgrades include a 50 year tile rubber roof, underground sprinkler system, app-controlled smart interior lighting and exterior Gemstone lighting! Located in a safe, camera-monitored, family-friendly neighborhood, this home is close to Nose Hill Park, Crowfoot Shopping Centre, schools, recreation facilities, and local shops. Residents of The Uplands also enjoy exclusive access to the Uplands Recreation Centre, featuring a kitchen and large lounge area (great for entertaining large groups), an exercise room, a pool, a hot tub and sauna, convertible squash/racquetball court, tennis and pickleball courts, and much more. Don't miss the chance to call this exceptional property your home!**

Inclusions: **Chandelier(s) In Entry and Dining Room, Underground Sprinkler Irrigation, Security System**

Property Listed By: **Real Estate Professionals Inc.**

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











