



THE
A-TEAM

**RE/MAX
FIRST**

32 HAWKMOUNT Heights, Calgary T3G 3S5

MLS®#: **A2186705** Area: **Hawkwood** Listing Date: **01/10/25** List Price: **\$1,249,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **5,758 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,080**
 Low Sqft:
 Ttl Sqft: **3,080**

DOM

22
Layout
 Beds: **5 (4 1)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**
 Heating: **In Floor, Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	19`6" x 14`7"	Bedroom	Second	13`8" x 12`11"
Bedroom	Second	15`8" x 10`3"	Bedroom	Second	14`8" x 9`11"
3pc Bathroom	Main	9`11" x 6`0"	4pc Bathroom	Basement	8`8" x 5`5"
3pc Bathroom	Second	9`4" x 4`11"	3pc Ensuite bath	Second	8`6" x 4`11"
5pc Ensuite bath	Second	19`0" x 16`9"	Bedroom	Basement	19`0" x 16`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012422

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled in the prestigious Nirvana Point Estates, this stunning 3,000+ sq ft luxury home offers the perfect blend of modern elegance, comfort, and unparalleled natural beauty. Boasting 5 spacious bedrooms and 5 beautifully designed bathrooms, this estate is custom-made by Morrison Homes for family living and entertaining. Wake up to breathtaking panoramic views of the Rocky Mountains from nearly every room and enjoy the tranquility of having no neighbors behind for ultimate privacy. The thoughtfully designed layout includes a walkout basement complete with a second kitchen & IN-Floor HEAT, making it ideal for hosting guests, accommodating extended family, or creating a private retreat. With meticulous attention to detail throughout, this home perfectly balances refined craftsmanship with functional living spaces. Located just minutes from downtown Calgary, yet perfectly removed for a peaceful retreat, this property offers a rare combination of luxury, convenience, and serenity. It's not just a home—it's a lifestyle. Don't miss your chance to own a slice of paradise with the finest views in the area.

Inclusions:
Property Listed By:

N/A
eXp Realty

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









