



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 HAWKSTONE Drive, Calgary T3G 3L7**

MLS® #: **A2186806**      Area: **Hawkwood**      Listing Date: **01/10/25**      List Price: **\$719,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1989**      Abv Sqft: **2,174**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,908 sqft**      Ttl Sqft: **2,174**  
 Lot Shape:

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot, Many Trees, Private**  
 Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Stucco, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**  
 Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Open Floorplan, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`11" x 12`9"	Living Room	Main	10`2" x 18`0"
Dining Room	Main	12`4" x 9`5"	Eat in Kitchen	Main	18`3" x 17`2"
Family Room	Main	14`3" x 15`2"	Laundry	Main	8`6" x 8`8"
Loft	Upper	12`4" x 9`3"	Walk-In Closet	Upper	3`11" x 12`9"
Bedroom	Upper	10`8" x 15`5"	Bedroom	Upper	8`8" x 14`8"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom - Primary	Upper	10`2" x 11`7"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-CG**

**8810921**

Remarks

Pub Rmks: **Beautiful family home on a corner lot that sides onto a green belt and bus stop! Ideally situated in the quiet and safe community of Hawkwood just down the street from a green space and community park. This home is the perfect retreat for any busy family offering ample space to grow. Great curb appeal with mature landscaping and an insulated and drywalled double attached garage welcomes you home. Grand open to above ceilings create a lasting first impression upon entry. The formal living and dining rooms are open to each other, perfect for entertaining. Culinary adventures are encouraged in the wide open kitchen featuring stainless steel appliances, loads of cabinets and counter space, a handy built-in tech desk and a breakfast nook to casually gather. Gather in the adjacent family room and put your feet up in front of the charming fireplace flanked by built-ins. Laundry with a sink and a powder room complete this level. Open to below, the loft on the upper level is an incredible flex space for media, work, play or hobbies. Retreat at the end of the day to the generously sized primary bedroom complete with a 5-piece ensuite that includes dual sinks, a jetted soaker tub and a separate shower. 2 additional bedrooms and another full bathroom are also on this level. A ton more space awaits your design ideas in the unfinished basement. The backyard is a private escape with a large patio and tons of grassy play space for kids and pets privately fenced and nestled amongst soaring trees. Phenomenally located close to everything - schools, the extensive pathway system, numerous parks, an ice rink, Hawkcliff Ravine, amenities and grocery stores, YMCA and LRT Station at Crowfoot Village and much more!**

Inclusions:  
 Property Listed By: **None**  
**Royal LePage Solutions**

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











