



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 HAWKTREE Green, Calgary T3G 3P9**

MLS®#: **A2187020**

Area: **Hawkwood**

Listing Date: **01/13/25**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Lot Information

Lot Sz Ar: **5,801 sqft**  
Lot Shape:

Access:

Lot Feat: **Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**9**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`10" x 15`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`1" x 12`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`1" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 15`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`7" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`5" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 10`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`4" x 12`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>12`8" x 5`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 12`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 11`4"</b>

Game Room

Basement

21`6" x 25`7"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

16`2" x 9`7"

Title:  
**Fee Simple**  
Legal Desc:

**9011607**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to 104 Hawktree Green NW, a stunning family home located in the desirable community of Hawkwood. This spacious 2-story property boasts over 2,500 sq. ft. of thoughtfully designed living space, perfect for a growing family. The main floor features a bright and welcoming layout with a cozy living room complete with a gas fireplace, a spacious dining area, and a functional kitchen equipped with modern appliances, ample storage, and plenty of counter space. Step out to the sunny deck overlooking a beautifully landscaped backyard, ideal for entertaining or enjoying quiet moments outdoors. This home has seen several recent updates, including a range hood fan, refrigerator, and LED lights (all updated in 2021), as well as a new furnace, hot water tank, basement carpet, and backyard landscaping (all completed in 2024). These modern upgrades enhance the comfort and appeal of this already impressive property. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite featuring a relaxing soaker tub. The two additional bedrooms and a full bathroom offer plenty of space for family or guests. The fully developed basement expands the living area with two additional bedrooms, a recreation space, and a 3-piece bathroom, providing flexibility for various needs such as a home office, gym, or guest suite. Located close to parks, schools, shopping, and public transit, this home combines comfort, convenience, and a family-friendly neighborhood. Don't miss your opportunity to make 104 Hawktree Green NW your new home!**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX Landan Real Estate**

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









