



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 HAWKMOUNT Heights, Calgary T3G 3S4**

MLS®#: **A2187572**      Area: **Hawkwood**      Listing Date: **01/15/25**      List Price: **\$939,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1991**      Abv Sqft: **1,736**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **6,609 sqft**      Ttl Sqft: **1,736**  
 Lot Shape:

DOM

**17**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Heat Pump,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Hardwood,Marble,Vinyl Plank**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>64`6" x 46`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>46`2" x 34`5"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>46`2" x 33`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>36`4" x 32`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>41`7" x 38`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>64`6" x 35`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>69`2" x 61`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>42`8" x 36`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>21`11" x 16`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>42`8" x 36`4"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	

4pc Bathroom  
Den

Basement  
Main

39`11" x 39`11"

Storage

Basement

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9012422**

Remarks

Pub Rmks:

**\*\*\*\* OPEN HOUSE SUNDAY/JAN/26/ TIME / 2-4 pm \*\*\*\*\*Step into a realm of luxury in the stunning former show home nestled in the highly sought-after Nirvana Point Estate! This spectacular more than 2700sq ft living space, 5 bedroom bungalow, with a fully finished basement, dazzles with its open-concept layout, where soaring VAULTED ceilings create an atmosphere of spaciousness brimming with natural light and air. Large south-facing backyard. You'll be thrilled by the recent upgrades that blend comfort with cutting-edge efficiency, featuring a state-of-the-art tankless water heater, a premium Lennox heat pump with AC, and a remarkably efficient furnace. Don't forget the brand-new energy-saving windows and a gorgeous deck that beckons you to bask in the sun or host unforgettable outdoor gatherings! Picture yourself relaxing in your beautifully renovated bathrooms, showcasing a fabulous Double Slipper Acrylic Claw Tub paired with a chic chrome gooseneck faucet, all wrapped in sleek, glossy white finishes--your new spa sanctuary! Culinary enthusiasts, rejoice! The kitchen of your dreams awaits--complete with a welcoming island that is perfect for all your cooking adventures. This is also augmented with Island Mount hoods providing quiet and powerful ventilation. For heavy cooking, give your kitchen style and power with Victory! The WINDSTER HI-C (26"/42") FEATURES: Tempered curved glass canopy, grant countertops, walk-in pantry, high-density dishwasher-safe aluminum filters, and push-button control. Elegant Brazilian tiger wood flooring flows effortlessly throughout the main level. Tigerwood is a durable and dramatic exotic wood species known for its beauty and durability. The fully finished basement transforms into an entertainer's paradise, featuring a spacious recreation room, 3 good size bedrooms, and a stylish full bathroom that exudes comfort and sophistication. This home also has AC and Heat pump. And let's talk location--you've hit the jackpot! With nearby amenities and two elementary schools just a stroll away, this isn't just a house: it's a vibrant lifestyle bursting with opportunities waiting for you to grab! Don't let this chance slip away--make it yours today! Close to shopping, transit playground and other amenities**

Inclusions:  
Property Listed By:

**All blinds and window coverings  
RE/MAX Real Estate (Central)**

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











