



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**96 HAWKFORD Crescent, Calgary T3G 3G4**

MLS®#: **A2187865**

Area: **Hawkwood**

Listing Date: **01/16/25**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1986**

Lot Information

Lot Sz Ar: **5,543 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Underground Sprinklers,Rectangular Lot**  
Park Feat: **Double Garage Attached,Insulated**

DOM

**6**

Layout

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

Parking

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

Utilities and Features

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

Construction: **Brick,Cedar,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	41`0" x 48`8"	Dining Room	Main	45`1" x 32`10"
Kitchen	Main	60`5" x 41`0"	Foyer	Main	36`11" x 19`2"
Bedroom	Main	35`10" x 41`10"	Family Room	Main	72`2" x 48`8"
Laundry	Main	23`9" x 25`5"	2pc Bathroom	Main	15`0" x 18`4"
Bedroom	Upper	63`2" x 47`0"	Bedroom - Primary	Upper	37`2" x 50`10"
4pc Bathroom	Upper	25`2" x 18`7"	Walk-In Closet	Upper	25`2" x 22`8"
5pc Ensuite bath	Upper	36`11" x 36`11"	Game Room	Basement	59`4" x 124`1"

**Storage**                      **Basement**                      **85`0" x 89`2"**                      **3pc Bathroom**                      **Basement**                      **21`7" x 26`3"**  
Legal/Tax/Financial

Title:    Zoning:    **R-CG**  
**Fee Simple**  
Legal Desc:                                      **8511245**

Remarks

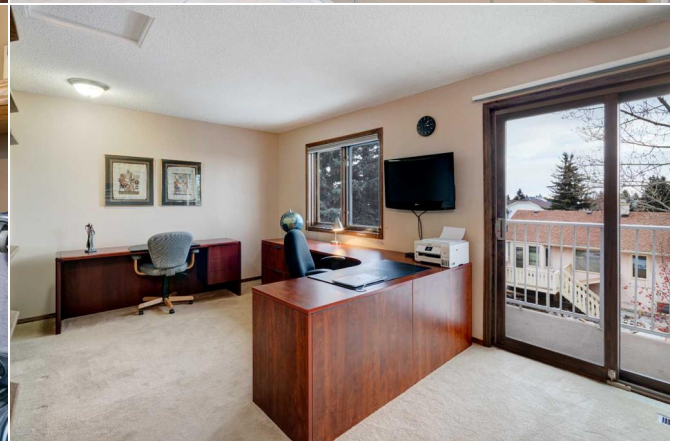
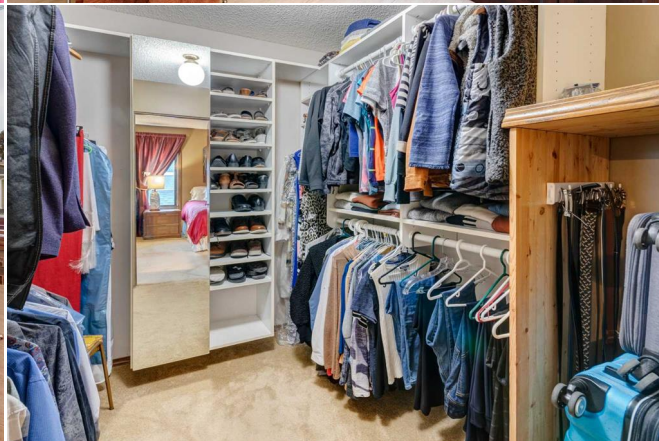
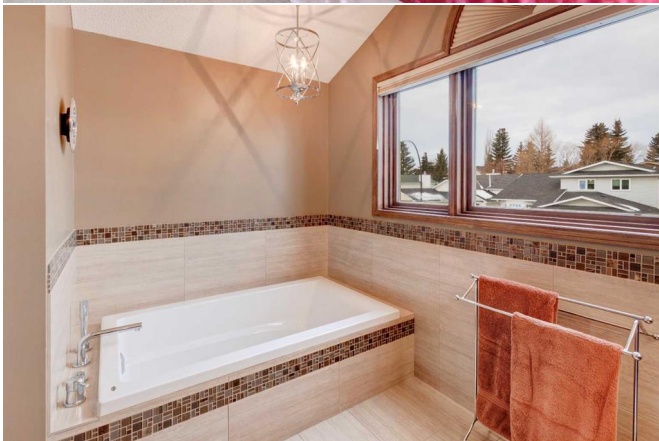
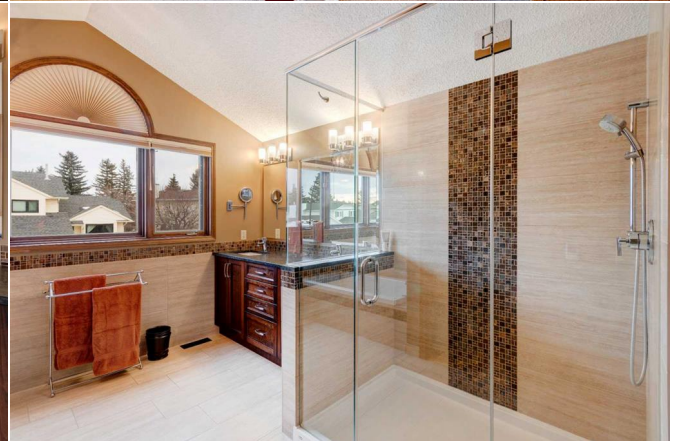
Pub Rmks:                                      **Welcome to this stunning former show home on a quiet street in Hawkwood, where exceptional curb appeal meets impeccable design and thoughtful updates. From the moment you arrive, you'll be captivated by the charming covered front porch, perfect for relaxing and enjoying the neighborhood ambiance. This home has been meticulously maintained and enhanced over the years, ensuring it's both move-in ready and built to last. Step inside to discover gleaming hardwood floors that flow throughout the main level, creating a sense of warmth and elegance. The welcoming foyer seamlessly flows into the large living and dining rooms, perfect for entertaining. The updated kitchen is a true chef's delight, featuring classic finishes, ample counter space, and high-end appliances. The kitchen island and eating area overlook the large family room with wood burning fireplace. Explore down the hallway and find a convenient den/bedroom, updated 2-piece bath, laundry room and an attached double car garage with newer garage door (2022) and interior walls freshly painted. Upstairs, the spacious and luxurious primary bedroom suite is a true retreat, offering a large walk-in closet with custom shelving and spectacular ensuite with heated floors and all the spa-like amenities you could desire. Bedrooms 2 & 3 have been made into an amazing office area with balcony along with a 4-piece bath and linen closet to complete the upper level. The developed walkout basement features custom-built cabinetry, including a convenient Murphy bed for guests and a relaxing steam shower in the 3-piece bathroom. There is ample storage in the basement and under the deck for all your belongings. Outdoor living is equally impressive, with a covered patio, huge two-tiered deck and private balcony at the rear of the home offering great places to relax and unwind any time of year. The enhanced landscaping with underground sprinklers ensures the lawn stays lush and green, adding to the overall beauty of the property. With a 50-year roof (2015) including new leaf guards (2024), updated furnace & hot water tanks (2022), air conditioning (2024) and no Poly-B plumbing lines, this home offers both year-round comfort and peace of mind. Located in a desirable neighborhood, this home has the perfect balance of luxury, convenience, and timeless appeal. Don't miss out on this extraordinary opportunity—schedule your tour today!**

Inclusions:                                      **Shelving in Basement Storage Area, TV Wall mounts (not TVs)**  
Property Listed By:                              **Century 21 Bamber Realty LTD.**

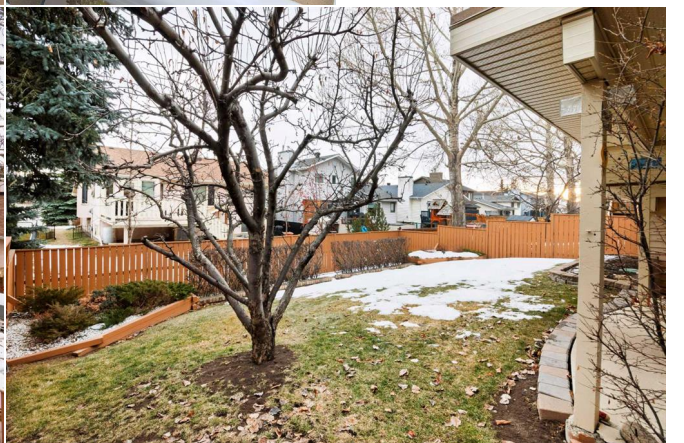
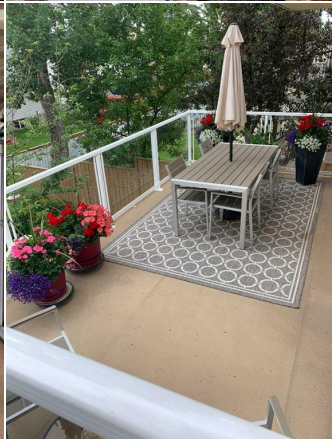
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













96 Hawkford Crescent NW, Calgary, AB

Main Floor Exterior Area 1328.17 sq ft  
Interior Area 1261.18 sq ft  
Excluded Area 441.50 sq ft



0 5 10 ft

PREPARED: 2020/01/15



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

96 Hawkford Crescent NW, Calgary, AB

2nd Floor Exterior Area 717.42 sq ft  
Interior Area 778.00 sq ft



0 4 8 ft

PREPARED: 2020/01/15



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

96 Hawkford Crescent NW, Calgary, AB

Basement (Below Grade) Exterior Area 1209.81 sq ft  
Interior Area 1180.83 sq ft  
Excluded Area 143.40 sq ft



0 4 8 ft

PREPARED: 2020/01/15



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.