



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 HAWKLAND Crescent, Calgary T3G3R5**

MLS®#: **A2187944**      Area: **Hawkwood**      Listing Date: **01/20/25**      List Price: **\$675,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **6,533 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,431**  
 Low Sqft:  
 Ttl Sqft: **1,431**

DOM

**12**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**  
 Park Feat: **Additional Parking,Boat,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Multiple Driveways,Off Street,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Slate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Perimeter Wall,Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`8" x 11`11"
Living Room	Main	10`8" x 13`9"
Game Room	Basement	13`5" x 22`7"
Office	Basement	6`7" x 14`0"
Storage	Basement	9`0" x 14`3"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`10" x 12`0"
Bedroom - Primary	Main	13`5" x 14`11"
Bedroom	Basement	11`9" x 13`0"
Bedroom	Basement	12`9" x 14`8"
Eat in Kitchen	Main	10`8" x 13`9"
4pc Ensuite bath	Main	0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9012082

Zoning:

R-CG

Remarks

Pub Rmks:

**Welcome to this rare corner-lot bungalow in the highly sought-after Hawkwood NW community. This custom-built, one-owner home offers over 1,400 square feet of meticulously maintained living space on the main floor, featuring an open floorplan with soaring vaulted ceilings throughout the living areas. The Southeast-facing backyard floods the home with natural light, creating a bright and inviting atmosphere perfect for relaxation or entertaining. The main floor boasts stunning solid oak hardwood floors and a thoughtfully designed layout. The kitchen is equipped with newer appliances, combining functionality with timeless style. The spacious primary suite features a beautifully updated ensuite, offering a private retreat. A second bedroom on the main floor provides versatility, whether for guests or as a cozy den. The fully developed basement adds exceptional value, with two additional bedrooms, a dedicated office space, and a massive recreation room, making it ideal for families or those who love to entertain. Outdoor enthusiasts will appreciate the double attached garage, a large driveway, and side access to accommodate a full-sized RV, offering convenience for every lifestyle. This home is truly a gem, combining modern comfort with thoughtful design, all in a prime location. Don't miss this incredible opportunity to own a unique and spacious bungalow in the heart of Northwest Calgary. Schedule your private showing today!**

Inclusions:

None

Property Listed By:

eXp Realty

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











