



THE
A-TEAM

**RE/MAX
FIRST**

8504 HAWKFORD Gate, Calgary T3G 2Y2

MLS®#: **A2191633**

Area: **Hawkwood**

Listing Date: **02/07/25**

List Price: **\$744,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,253**
Low Sqft:
Ttl Sqft: **2,253**

Lot Information

Lot Sz Ar: **6,124 sqft**
Lot Shape:

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **0**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Garden,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Waterfall**

Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Stone**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Pantry,Skylight(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`0" x 11`7"
Dining Room	Main	11`3" x 9`2"
Family Room	Main	14`3" x 13`10"
Laundry	Main	5`8" x 5`7"
Loft	Upper	11`8" x 11`3"
3pc Ensuite bath	Upper	10`8" x 4`11"
Bedroom	Upper	13`7" x 8`5"
Family Room	Basement	16`0" x 11`0"

Room	Level	Dimensions
Kitchen	Main	9`0" x 7`10"
Breakfast Nook	Main	11`9" x 9`5"
Foyer	Main	5`9" x 5`2"
2pc Bathroom	Main	7`4" x 3`9"
Bedroom - Primary	Upper	15`0" x 13`2"
Bedroom	Upper	13`0" x 8`5"
4pc Bathroom	Upper	7`5" x 4`10"
Game Room	Basement	21`0" x 11`0"

**Flex Space
Storage**

**Basement
Basement**

**10`9" x 10`8"
15`0" x 7`0"**

Sauna

Basement

6`10" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8510922

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this exceptional 4-level split home, situated on a spacious corner lot in the serene community of Hawkwood. This former show home combines unique architectural design with modern functionality and style. With 3 generously sized bedrooms, 3.5 bathrooms, and an abundance of living space, it's the ideal home for a growing family. Numerous upgrades include newer triple pane windows throughout, a recently replaced roof, a modern gas fireplace, and a security system. Upon entry, you're greeted by a grand foyer featuring soaring 13-ft vaulted ceilings and an abundance of natural light pouring in through large windows. Adjacent to the foyer, the expansive living room features vaulted ceilings, flowing seamlessly into the dining room and kitchen. The kitchen is equipped with high-end stainless steel appliances, a designer tile backsplash, and ample cabinetry. A cozy breakfast nook offers views of the east-facing backyard, perfect for enjoying morning sunlight. The family room is an inviting space with a gas fireplace and large windows, making it the perfect spot to unwind. Patio doors lead to a large deck and a beautifully landscaped backyard, complete with a tranquil waterfall and full irrigation system. The main floor also features a convenient 2-piece powder room and a laundry room. Upstairs, you'll find a spacious loft that overlooks the main floor, offering an ideal bonus room for additional living space. The large primary bedroom boasts double closets and a luxurious 3-piece ensuite, offering a spa-like retreat. The upper floor also includes 2 additional bedrooms and a 4-piece main bathroom. The basement is ready for development and includes a sauna and a work space, offering great potential for future customization. With its prime location just minutes from schools, shopping, public transportation, and other amenities, this home is perfect for a growing family. Come see this incredible property to truly appreciate its value and unique features!

Inclusions:
Property Listed By:

**Refrigerator, Stove, Dishwasher, Range Hood, Microwave, Washer, Dryer, All Window Coverings
Greater Property Group**

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









