



THE
A-TEAM

**RE/MAX
FIRST**

135 HAWKVIEW MANOR Place, Calgary T3G 2Z5

MLS® #: **A2200809**

Area: **Hawkwood**

Listing Date: **03/12/25**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **11,325 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,185**

Low Sqft:

Ttl Sqft: **2,185**

DOM

2

Layout

Beds: **4 (4)**

Baths: **4.0 (3 2)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Oven-Built-In,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`1"
Dining Room	Main	16`6" x 10`3"
Kitchen	Main	18`6" x 13`4"
Mud Room	Main	6`2" x 7`1"
6pc Ensuite bath	Upper	6`4" x 12`8"
Bedroom	Upper	9`4" x 12`5"
2pc Bathroom	Basement	7`10" x 2`10"

Room	Level	Dimensions
Bedroom	Main	10`4" x 11`7"
Family Room	Main	14`6" x 16`6"
Living Room	Main	19`5" x 14`6"
4pc Bathroom	Upper	6`4" x 7`6"
Bedroom	Upper	9`5" x 12`5"
Bedroom - Primary	Upper	12`5" x 14`9"
3pc Ensuite bath	Basement	7`9" x 6`7"

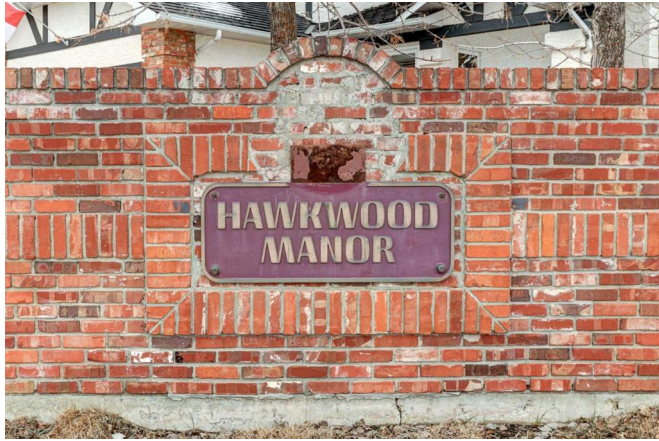
Den	Basement	11`5" x 14`1"	Game Room	Basement	37`3" x 12`7"
Storage	Basement	25`0" x 16`6"	Walk-In Closet	Basement	5`6" x 10`4"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R-CG				
Legal Desc:	8410720	Remarks			

Pub Rmks:	<p>This may be the one you have been waiting for in the esteemed HAWKWOOD MANOR ESTATES. This home has over 3700 sq ft of dev RENOVATED LIVING SPACE, w/4 bedrooms, 3 full bath, 2 half bath & including the most cozy sunroom w/electric fireplace - perfect for 3 season living! As you enter through the generous foyer note the OPEN CONCEPT LIVING SPACE - the front living room is host to a large area perfect for entertaining and leading to the large DINING SPACE complete w/a place for your hutch or possibly a desk. The kitchen has had a stunning remodel done & now is host to BOSCH appliances inc an induction stove w/DOWNDRAFT EXHAUST, built in oven & microwave, soft close doors/drawers, modern pendulum style lighting as well as sleek white cabinets & QUARTZ COUNTERS. This level of the home has upgraded LVP throughout. There is a bedroom on this level as well (currently used as a HOME OFFICE) - all of the attached shelves are included. Rounding out this level is the cozy FAMILY ROOM w/Valor H4 gas fireplace, a MUDROOM w/lots of built ins/hooks/shoe racks & a beautiful half bath. All of this leads to your sunroom & out to the upper deck. On your second level find your 2nd and 3rd bedrooms (both a good size) as well as your PRIMARY SUITE w/its STUNNING SPA ENSUITE - extraordinary upgraded shower w/rain head & a beautiful vanity w/2 sinks. The upper floor has AC to the bedrooms (run off of one of the 2 NEWER FURNACES). Both the main & upper floors have NEWER WINDOWS as well as white trim. The WALKOUT BASEMENT is FULLY FINISHED & has a large den area w/MASSIVE WIC & full ensuite bath (would easily be a great 5th bedroom w/a larger window). There is a massive rec room that is home to the SECOND Valor H4 Series fireplace - the original brick has been restored using a gorgeous white wash - make sure you check it out. There is another half bath off of the rec room and the laundry room/storage room/workshop rounds out this floor. All of this leads to the part you do not want to miss - the 0.26 acre lot - one of the largest lots you will find in the city! You have a private, park like setting all to yourself - trees upon trees upon more trees! Not only is your yard full of mature growth but so are your neighbor's yards - in the summer you have an oasis. The current owners have installed a huge firepit area as well as a cool tiki bar/gazebo. Some of the fencing has been replaced w/sturdy wood fencing for even more privacy. The outside of the home has had some painting done & the cement tile roof has been well maintained over the years. This is truly a must see home - a country oasis in NW CALGARY.</p> <p>Inclusions: Convection Cooktop, Blinds, Rods, Curtains, Attached Shelving, Gazebo, Shed,TV Mounts</p> <p>Property Listed By: Century 21 Masters</p>
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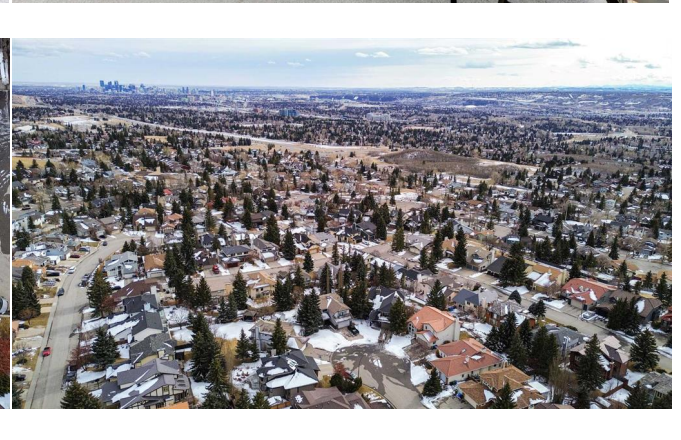
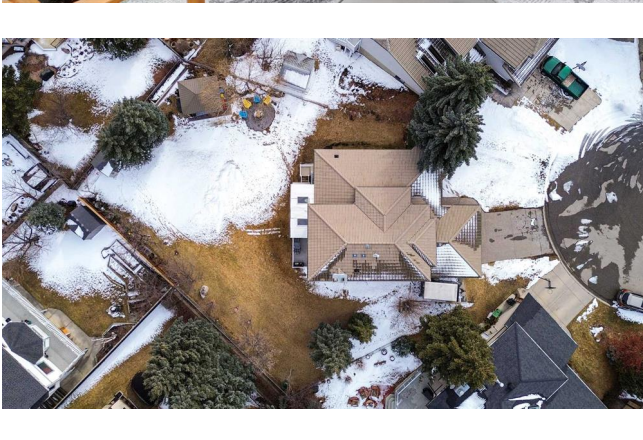
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













135 Hawkview Manor PI NW, Calgary, AB

Basement (Below Grade) Exterior Area 1376.70 sq ft
Interior Area 1224.32 sq ft



0 3 6

PREPARED: 2024/03/12

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

135 Hawkview Manor PI NW, Calgary, AB

Main Floor Exterior Area 1476.70 sq ft
Interior Area 1476.70 sq ft
Excluded Area 142.85 sq ft



0 3 6

PREPARED: 2024/03/12

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135 Hawkview Manor PI NW, Calgary, AB

2nd Floor Exterior Area 100.00 sq ft
Interior Area 692.99 sq ft
Excluded Area 22.52 sq ft



0 3 6

PREPARED: 2024/03/12

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