



**15 Hawkbury Close NW
Calgary, Alberta**

MLS # A2275652



\$899,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Quick Possession & Move-in Ready | Great Location | Open Layout | Mountain Views | Fully Finished Basement | Extensive Upgrades | Welcome to this beautiful, bright and spacious 3-bedroom, 2-storey home in the sought-after family community of Hawkwood. Ideally located just steps from a playground and bus stops, and minutes from neighbourhood schools, this home also offers quick access to Stoney Trail, Beacon Hill Costco, Edgemont Superstore, Crowfoot Centre, and the LRT. The home features an extremely open and functional layout with vaulted ceilings, a sunny eat-in kitchen, 2.5 bathrooms, and a fenced southwest-facing backyard with back lane access—perfect for potential RV parking. Recent upgrades include NEW WINDOWS (2024) for the whole house, FRESH PAINT, NEW VINYL FLOORING, NEW FENCE, NEW GARAGE DOOR, NEWER STAINLESS STEEL APPLIANCES, and new lighting fixtures, etc. The main floor is ideal for family living and entertaining, offering open-concept living and dining rooms that flow seamlessly into the generous kitchen with ample cabinetry, a dining nook with bay window, and direct access to the backyard deck. The cozy family room features a wet bar, and a wood-burning fireplace. Upstairs, you’ll find three spacious bedrooms, including an oversized primary retreat with mountain views, a large bay window, walk-in closet, and a private ensuite with jetted tub, separate shower, and double vanities. The fully finished lower level offers a huge recreation room, with roughed-in plumbing for an additional bathroom. Additional highlights include main-floor laundry with built-in cabinets and sink, two furnaces (2014), a newer roof, and a fully fenced backyard with lane access. A fantastic opportunity in a prime location—perfect for families or investors alike.