



**146 Hawkdale Circle NW
Calgary, Alberta**

MLS # A2292709



\$825,000

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|------------------|--|---------------|-------------------|
| Division: | Hawkwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,059 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, No Animal Home, No Smoking Home | | |

Inclusions: N/A

OPEN HOUSE Friday April 10, 3-5pm This special family home in Hawkwood offers developed living space over 3 levels. Located on a quiet street but still close to multiple parks, shopping at Crowfoot Crossing, transit & LRT, and is within walking distance to Hawkwood School. Step inside to find a very flexible & functional main floor featuring vaulted formal living & dining rooms, laundry, a den/office, & the open concept kitchen & family room. This space is perfect for family gatherings & entertaining with a spacious kitchen featuring a breakfast nook, gas cooktop, & newer fridge. The family room has fantastic builtin shelves & a cozy gas fireplace. Hardwood flooring runs through most of the main floor and up the gorgeous curved staircase. Upstairs find the large master bedroom with a 4pc ensuite & walkin closet. 2 other bedrooms, both with a bit of a mountain view, and a full 4pc bathroom complete the upper level. Downstairs is fully finished with a rec room & wet bar, a 4th bedroom & 3pc bath, and amazing storage. Extra features include a brand new furnace, insulated garage with workbench, & Central vac. The backyard offers a beautiful outdoor space with trees, a stone patio & huge deck! All the space you need on a great lot in NW Calgary! Book your showing today!