



**157 Hawkstone Manor NW
Calgary, Alberta**

MLS # A2294301



\$570,000

Division:	Hawkwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,149 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 527
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CGd44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Track Lighting		

Inclusions: none

****OPEN HOUSE, Sunday, May 3, 2-4 p.m.**** A rare opportunity to own in this well-maintained, friendly complex in Hawkwood. This beautiful two-bedroom walkout bungalow is a corner unit that features a flood of sunlight throughout the day. The open concept main floor features a large kitchen with granite counters and stainless steel appliances. The main floor also has a large office/den, main floor laundry and massive living room with enough room for a large dining room table. A gas fireplace and balcony also highlight the main floor, along with a four-piece bath separate from the primary bedroom. The primary bedroom is large enough for a king bed and offers the privacy of a four-piece ensuite. Another very spacious family room can be found in the lower level, which has another large secondary bedroom and four-piece bath. It also features a gas fireplace and private patio. While there is plenty of storage in the two-car attached garage, this home also has a very generous storage room in the lower level, with an extra refrigerator for overflow items. The current owners had a new motor installed in the furnace and replaced the hot water tank. They also had all the Poly B plumbing removed from the home.