



**223 Hawkstone Close NW  
Calgary, Alberta**

**MLS # A2299127**



**\$779,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,149 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** None

First time on the market! This bright, airy and spacious home is ready for its next family. You’ll be impressed the moment you step inside by the high vaulted ceilings and abundance of natural light from oversized bay windows and skylight. Designed for comfort, the home stays cool in the summer while offering a timeless, highly functional layout for today’s family living. The spacious and bright living and dining areas are both welcoming and ideal for entertaining. At the back, the kitchen, breakfast nook and family room flow seamlessly together—complete with a cozy fireplace and built-in shelving, creating the perfect space for everyday family life. A private main floor office, convenient laundry and 2-piece bath complete this level. Beautiful original hardwood flooring runs throughout the main floor. The elegant curved staircase leads you to the second floor. A spacious primary suite, two additional well-sized bedrooms, and a full bath, all connected by an elegant curved staircase. The unfinished basement offers excellent potential for future development. This home has been exceptionally well maintained and move-in ready, with key updates including Poly-B replacement (2021), tile roof (2006), and hot water tank (2018). All windows on main and second floor were replaced around 2010. Enjoy the fully fenced backyard with a large deck—perfect for outdoor living. Ideally located across from a walking path and within walking distance to St. Maria Goretti School and Hawkwood School. Situated in the highly desirable community of Hawkwood, known for its mature trees, large lots, and convenient access to transit.