



**64 Hawkdale Close NW  
Calgary, Alberta**

**MLS # A2302710**



**\$775,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Skylight(s), Storage		

**Inclusions:** N/A

Come and view this excellent family home on a quiet street in Hawkwood. Two K-6 elementary schools are steps away out the back gate, which also means large grassy fields, baseball diamonds, and playgrounds are immediately available. The home boasts four bedrooms up + a 5th bedroom in the lower level and lots of living space. Bay windows in the front and skylights in the back on the main level offer natural light throughout. Recent improvements include: windows, bathrooms, stainless steel appliances, deck, and basement development. This home has been lovingly cared for by the owners for 19 years. Easy to show - come have a look at all it has to offer.