



**424 Hawkstone Manor NW
Calgary, Alberta**

MLS # A2302779



\$460,000

Division:	Hawkwood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,516 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: water softener (as is)

****Open House Saturday May 9 2-4:30pm**.** Nestled at the end of a quiet row in a well-managed complex, this freshly painted and meticulously maintained end-unit townhouse offers a perfect blend of privacy, space, and unbeatable convenience. Boasting over 1,500 square feet of developed living space, this bright and spacious home is ideal for families, first-time buyers, or investors. The inviting main floor features soaring vaulted ceilings and a large bay window that floods the living room with natural light. A cozy corner gas fireplace adds warmth and a welcoming atmosphere. The thoughtfully designed layout includes three generous bedrooms and two and a half bathrooms, including a spacious primary suite with its own four-piece ensuite and a large walk-in closet. A second full four-piece bathroom serves the additional bedrooms. Recent upgrades include laminate flooring (approximately 1,000 square feet), fresh paint throughout, modern light fixtures, updated kitchen cabinetry and appliances, and a handy kitchen island. Don't miss the large walk-in pantry! The fully developed walk-out basement features a family room with new carpeting and provides excellent additional living space. A second gas fireplace adds warmth and ambiance and glass sliding doors open to one of the largest private green spaces in the complex, perfect for outdoor entertaining, gardening, or simply relaxing. Additional features include a single attached garage and driveway parking, plus access to great complex amenities such as a clubhouse, tennis courts, and ample visitor parking. Conveniently located just minutes from shopping, the YMCA, schools, transit, green spaces, and major routes, this home offers low-maintenance living in a highly desirable area. The condo fees are extremely low in this well-managed community. Easy to show, book your private viewing

today and make this beautiful three-bedroom end-unit townhouse your own!