



**393 Hawktree Circle NW  
Calgary, Alberta**

**MLS # A2305196**



**\$928,888**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)

**Inclusions:** Garage Opener & Control

INCREDIBLE & IMMACULATE! OVER \$130,000 SPENT IN UPGRADES & HUGE BRAND NEW 2 BEDROOM LEGAL SUITE! TOTAL OF 7 BEDROOMS, 2 STOREY SPLIT WITH WALK-OUT BASEMENT! Over 3600 sq. ft. developed with 4 BEDROOMS UP! 1 BEDROOM ON MAIN FLOOR with full UPGRADED 3 PCE Bath WITH NEW FLOORING, COUNTERS & GLASS & TILE SHOWER for Main floor living!, CAN BE USED FOR DEN/OFFICE also! TOTAL OF 4 FULL BATHS. VAULTED LIVING ROOM/DINING ROOM OFF STUNNING ISLAND KITCHEN WITH GRANITE COUNTERS & STAINLESS STEEL APPLIANCES WITH BRAND NEW GAS STOVE & LOTS OF CUPBOARDS & built in DESK. DINING NOOK OFF UPPER VINYL DECK WITH ALUMINUM RAILING & STAIRS TO LOWER COVERED cement PATIO & REAR YARD. LARGE FAMILY ROOM WITH BUILT IN ENTERTAINMENT CENTER WITH FIREPLACE. HUGE MASTER SUITE WITH BIG WALK-IN CLOSET, built in Makeup counter & INCREDIBLE RENOVATED ENSUITE WITH DOUBLE VANITIES NEW QUARTZ COUNTERS, NEW FLOORING, BRAND NEW CUSTOM SOAKER TUB & NEW SEPARATE MARBLE & GLASS SHOWER! 3 OTHER LARGE BEDROOMS UP WITH BUILT IN DESKS IN 2. UPGRADED NEWER HARDWOOD FLOORS & CENTRAL AIR CONDITIONING, ARE SOME NEWER FEATURES. WALK OUT BASEMENT DEVELOPED WITH BRAND NEW GORGEOUS LEGAL 2 BEDROOM SUITE, Full BATH, 2ND LAUNDRY, & TONS OF STORAGE. 3 FURNACES & 2 NEWER HOTWATER TANKS. FANTASTIC WEST BACKING YARD FENCED & LANDSCAPED. A PERFECT FAMILY HOME WAITING FOR A GREAT FAMILY!