



**95 Hawkstone Close NW
Calgary, Alberta**

MLS # A2305619



\$888,800

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,358 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Some of the furniture can be included with the sale

***** OPEN HOUSE SATURDAY JUNE 20TH 2-4PM ***** Welcome to this exceptional family home offering 3776 sqft. of thoughtfully designed living space in one of Northwest Calgary's most desirable neighborhoods. Backing directly onto a green space and playground, this property combines comfort, functionality and an incredible location for growing families. The bright, open-concept main floor is flooded with natural light from large windows that showcase the sunny south-facing backyard. Imagine enjoying your morning coffee as the sun rises or relaxing with a glass of wine in the evening while watching your children play at the playground just beyond your backyard. This is the kind of setting families dream about. Designed with everyday living in mind, the upper level features three spacious bedrooms, including a generous primary retreat complete with a private ensuite and a walking closet. The layout offers the perfect balance of openness and privacy, creating a warm and welcoming atmosphere throughout. One of the home's most valuable features is the fully developed basement, complete with three additional bedrooms and a separate entrance. Whether you're looking for space for extended family, multi-generational living or future income-generating potential, the possibilities are endless. Located close to top-rated schools, parks, walking paths, shopping, transit and major roadways. This home offers the convenience today's families are looking for while maintaining the charm of an established community. Rarely do homes offer this combination of size, location, lifestyle and future potential. The home has been professionally upgraded with brand-new PEX water lines throughout, with all Poly-B plumbing fully replaced (May 2026). More than just four walls and a roof, this is a place where memories are made, milestones are celebrated, and the next

chapter of your story begins. Welcome home!