



GRASSROOTS

REALTY GROUP

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**215 Hawktree Circle NW
Calgary, Alberta**

MLS # A2305784



\$889,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,197 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Low Maintenance Landscape, No Back Lane, No		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, French Door, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement: Electric Stove, Refrigerator, Washer, Dryer

LOTS OF OPPORTUNITY with this move-in ready, RENOVATED, walkout home, on a huge lot, with A LEGAL SUITE. This is a big, bright, renovated home with large rooms and optimum layout. There are separate spaces for everyone, including 5 bedrooms (3 + 2) plus a main floor den, and the over 10,000 square foot lot. Standout features are the central stairwell and towering ceiling, fireplace and wall unit, balcony across the back of the house, and a private view from every room. The suite occupies the full basement, and advantages include separate entrance and laundry, 2 big bedrooms, large living room, and covered patio. FRESH renovations of upper floors are new full kitchen, flooring, painting, and vanities. WORK IN RECENT YEARS includes replacement of all door, vinyl windows, balcony with Duradek and aluminum railing, and basement layout with suite (or spice kitchen). There are other refreshed finishes throughout. The bright, open-concept main floor has a big foyer, two living spaces, two patio doors, two dining spaces, a den, laundry room, and a tucked-away bathroom. The kitchen is super functional with gas-stove, island, and over-generous cabinets Upstairs there are 3 large bedrooms, and main bathroom with large vanity and linen closet. The primary bedroom is complete with French doors, walk-in closet, ensuite with skylight over the soaker tub, and a unique BONUS SIDE ROOM ideal for nursery, study, or quiet space. The double garage has a high ceiling and side entrance. The oversized private backyard is fenced, and works for pets, kids' playground, gardening, or customizing for you. This well-established Northwest community has walking paths, multiple schools, and easy access to shopping and main roads. This is a must see one-of-a-kind property in a desiredocation set back from a quiet street.