



GRASSROOTS
REALTY GROUP

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**264 hawkmount Close
Calgary, Alberta**

MLS # A2307562



\$699,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC-1

Utilities: -

Inclusions: none

SUNNY WEST BACKYARD | FULL WALKOUT BASEMENT | 3+1 BEDROOMS | FLEXIBLE LIVING SPACE | QUIET HAWKWOOD LOCATION Welcome to this spacious and well-maintained 2-storey home located on a quiet street in the desirable community of Hawkwood. Offering over 1,662 sq.ft. above grade plus a fully developed walkout basement, this home provides excellent space and flexibility for growing families or multi-generational living. The bright main floor features hardwood and tile flooring, large windows, multiple living spaces, and a functional kitchen with ample cabinetry and workspace. Upstairs offers 3 generous bedrooms including a spacious primary retreat with walk-in closet and private 4-piece ensuite featuring a vaulted ceiling. The fully developed walkout basement includes a large recreation/family room, additional bedroom or flex room, full bathroom, kitchenette, and storage space, offering excellent flexibility for extended family or guests. Enjoy the sunny west-facing backyard with large deck and lower patio area, perfect for entertaining or relaxing outdoors. Additional highlights include a double attached garage, no smoking home, and plenty of natural light throughout. Conveniently located close to schools, parks, playgrounds, shopping, transit, and major roadways. Excellent value in one of NW Calgary's most established family communities.