



**83 Hawkmount Green NW
Calgary, Alberta**

MLS # A2307994



\$698,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Back Lane, Rectangula		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 83 Hawkmount Green NW, a beautifully maintained and fully developed family home boasting nearly 2,500 sq. ft. of total living space in the heart of Hawkwood. The main floor features a bright, front-facing living room that flows seamlessly into a formal dining area. The heart of the home is exceptionally functional, showcasing a central home office perfectly sized for two workstations. Cozy up in the expansive family room, anchored by a classic, centered brick fireplace. Across the hall, you'll find a bright kitchen, a charming breakfast nook for casual mornings, and a convenient powder room. Going upstairs you'll find 3 large bedrooms, the primary suite has a walk in closet and 5pc ensuite. Windows were recently updated. The basement is fully developed with a large family room along with 3 dens, 2 smaller ones and one larger one. Located just steps from Hawkwood's premier schools, Hawkwood School and St. Maria Goretti School, this property is perfect for growing families. Don't miss out—come see this amazing property today!