



GRASSROOTS

REALTY GROUP

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**210 Hawkville Close NW
Calgary, Alberta**

MLS # A2311727



\$849,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully updated two-storey home situated on a quiet street in the community of Hawkwood. This home is perfectly positioned on a sunny south-facing walkout lot backing onto green space, this exceptional property offers impressive mountain and sunset views along with over 3 levels of thoughtfully developed living space. As you enter you are greeted by a grand foyer, with a dramatic vaulted ceiling, formal living and dining rooms, and a stunning spiral staircase that creates an impressive first impression. At the heart of the home is the extensively renovated kitchen featuring maple cabinetry, granite countertops, stainless steel appliances, a spacious island, and a bright breakfast nook with garden doors leading out to the new back deck, the perfect place to relax, entertain, and take in the views. The sunken family room offers a warm and inviting atmosphere with an updated contemporary gas fireplace and large windows overlooking the backyard and green space. Completing the main floor is a spacious private den/spare room, an updated laundry room with granite counters, additional storage and access to the double attached garage. Upstairs you will find three generous bedrooms including the primary retreat showcasing mountain views, a spacious 5-piece ensuite with a large soaker tub, and ample closet space. The fully developed walkout basement is ideal for families or teenagers needing additional privacy, complete with a fourth bedroom, 3-piece bathroom, large recreation room with built-in cabinetry and a second gas fireplace, plus a separate tiled flex or exercise space. This home has also been meticulously maintained including replacement of all Poly-B plumbing lines for added peace of mind, professionally repainted exterior stucco, upgraded garage door, beautiful landscaping, and numerous thoughtful improvements

throughout. A great home in a fantastic community. Located in one of NW Calgary's most established communities, this exceptional property offers quick access to downtown, the University of Calgary, LRT transit, parks, pathways, and is within walking distance to schools. A rare opportunity to own a move-in ready walkout home with mountain views, backing green space, in an outstanding location.