



GRASSROOTS
REALTY GROUP

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**36 Hawksley Crescent NW
Calgary, Alberta**

MLS # A2312771



\$739,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,478 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: N/A

Tucked away on a quiet street and backing onto a beautiful green space and walking pathway, this fantastic 4 level split offers space, comfort, and an unbeatable location! The open-concept main floor features a spacious living room with bay window and a 3-way gas fireplace, formal dining room, convenient laundry area, and a lovely kitchen complete with stainless steel appliances, eating nook and new flooring. The upper level boasts 3 large bedrooms, a main 4 piece bathroom, and a spacious primary retreat featuring a beautiful 3-piece en-suite and double closets. The third level offers a bright, welcoming family room with large windows and additional 3 piece bathroom. The forth level adds even more living space with a cozy recreation room featuring beautiful gas fireplace with built-in cabinets/bookcase, new flooring., an additional bedroom, storage room,, and utility room. Step outside and enjoy the large deck with glass rail, stone patio, and direct access to the park behind. Completing this wonderful home is a double attached garage and close proximity to shopping, schools, transit, and all amenities. A perfect family home in an exceptional location!