



GRASSROOTS
REALTY GROUP

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**8 Hawkwood Place NW
Calgary, Alberta**

MLS # A2313839



\$610,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,753 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge, gas range, hood fan, built-in dishwasher, garage door opener with control, washer, dryer, Shed, gas BBQ

Welcoming four-level split, tucked away on a quiet cul-de-sac in the family-friendly community of Hawkwood. Offering 3 bedrooms, 3 bathrooms, updated vinyl windows and a functional layout with multiple living spaces for added comfort, this home is a great opportunity for a growing family. The main level features a spacious kitchen, living room with vaulted ceiling and large window for added natural light. The large dining area is perfect for family gatherings and entertaining, with a garden door opening onto a deck, creating an easy indoor-outdoor flow. Upstairs you will find a generous primary bedroom with double closets and an updated ensuite, along with two additional bedrooms and a full bath. The third-level walk-out offers a cozy family room with a brick wood-burning fireplace and patio doors leading to a second deck area. The fourth level provides additional flex space, 3 pce bathroom, laundry, storage and utilities. The front attached garage is a generous size and has room for a work bench plus vehicles. A strong sense of community, residents enjoy access to schools, parks, pathways and Hawkwood Community Park, offering year-round recreation for youth and adults. This location also offers quick access to Stoney Trail and is just minutes from shopping, restaurants, and amenities at Crowfoot Crossing, making day-to-day living and commuting exceptionally convenient. Combining affordability, versatile living space and an outstanding community setting, this is a wonderful opportunity!