



**145 Hawkdale Circle NW
Calgary, Alberta**

MLS # A2316144



\$820,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully maintained and updated two-storey detached home, ideally located in the desirable Hawkwood community on a quiet cul-de-sac, surrounded by parks, and within walking distance to schools and nearby shopping. Step inside to a spacious foyer featuring stylish vinyl plank flooring that flows throughout the main level. The impressive VAULTED-CEILING living room, finished with elegant knockdown texture, creates a bright and airy atmosphere and seamlessly connects to the formal dining room—perfect for entertaining family and friends. The heart of the home is the stunning kitchen featuring gorgeous white cabinetry, GRANITE COUNTERTOPS, stainless steel appliances, a double sink, and a large island with seating. Open to the cozy family room with a wood-burning fireplace, this space is perfect for everyday living. Step outside from the kitchen onto the deck and enjoy outdoor dining or relaxing with family and friends. The main floor also offers a convenient bedroom and laundry room. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with breathtaking mountain views. The fully renovated ensuite boasts a custom glass shower, freestanding slipper tub, and in-floor heating, creating a true spa-like experience. The fully finished walkout basement adds incredible living space with a huge recreation room filled with natural light, a wet bar, a den, an additional bedroom, and a full bathroom. The walkout opens onto a covered patio, extending your living space outdoors. With renovated bathrooms, newer flooring throughout, a double attached garage with a 110V EV charging outlet, and an unbeatable family-friendly location, this exceptional home offers the perfect combination of comfort, style, and convenience with rare views of Canada Olympic Park. Don't miss this rare opportunity to own

this stunning home with mountain views in one of the area's most desirable locations!