



GRASSROOTS
REALTY GROUP

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227 Hawkside Mews NW
Calgary, Alberta

MLS # A2318868



\$1,195,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,125 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Ring doorbell, Deck awning, Front door wheelchair ramp and threshold ramps, Outdoor shed

Open House this Saturday July 4 12:30-4:00pm This is a rare opportunity to own a spectacular MOUNTAIN-VIEW bungalow. Homes like this seldom come to market. This detached house in the prestigious The Uplands of HAWKWOOD is truly one of a kind! Nestled on a quiet CUL-DE-SAC, this impressive bungalow offers over 2,100 sq. ft. on the main floor, featuring 3 bedrooms and 3 bathrooms, with a total developed living space of an astounding 3,800+ sq. ft. including the fully finished WALKOUT basement. From the moment you step inside, you'll be captivated by the home's grand scale, soaring ceilings, and impressive sense of space. As you make your way to the kitchen or living room, you'll be greeted by BREATH-TAKING views of the Rocky Mountains, an extraordinary feature that is truly RARE and IRREPLACEABLE. The spacious deck comes complete with a retractable AWNING, allowing you to relax comfortably while taking in the stunning mountain scenery. The fully developed WALKOUT basement provides seamless access to the outdoors and includes a built-in WET BAR. With its expansive layout, the lower level offers endless possibilities — you can create the ultimate billiards room, home theatre, poker room, fitness area, or entertainment space tailored to your lifestyle. The home is also equipped with central AIR conditioning and OVERSIZED garage. As an added bonus, residents enjoy access to the community CLUBHOUSE, which features INDOOR swimming POOL, BANQUET ROOM, RACQUET COURTS, YOGA STUDIO, SAUNA AND JETTED HOT TUB, offering exceptional recreational amenities right within the neighbourhood. The current owner has invested more than \$130,000 in UPGRADING many of its key features and systems in the past couple of years. If not for a relocation to another city, he

would never sell this home. In 2024, the owner installed a premium IKO Armourshake roof, MADE IN USA, at a cost of \$32,000. The gutters and downspouts were also completely replaced that year for \$2,900, along with a new skylight costing \$2,400. To improve energy efficiency, 10 oversized solar panels were installed in 2024 at a cost of \$18,000. The owner also upgraded the windows, balcony door, and basement walkout door with premium triple-pane energy-efficient products from the Italian brand LUX, providing exceptional insulation and soundproofing. This extensive upgrade cost \$42,000. Additional 2024 improvements including the replacement of all toilets, light fixtures, and electrical outlets throughout the home, totalling \$4,000. A brand-new Samsung refrigerator and Panasonic microwave were also installed. 2 GOODMAN FURNACES, 2 RHEEM WATERTANKS and 2 humidifiers have been newly installed in 2024 with a combined investment of \$19,000. In 2026, all basement carpeting was replaced at a cost of \$6,500, and a brand-new Whirlpool oven was installed. The homeowner spared no expense, consistently choosing top-quality brands and investing heavily in every aspect of the property. You do not want to miss!