



**GRASSROOTS**  
REALTY GROUP

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147 Hawkcliff Way NW  
Calgary, Alberta

MLS # A2319467



**\$750,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,044 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Dry Bar, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Wooden shelving in garage, work bench in garage

**\*\*OPEN HOUSE SAT JUNE 13 12-3\*\*** ~Elevated Living in the Heart of Hawkwood &ndash; Your Family's Next Chapter Starts Here ~ Come see for yourself&mdash;this exceptional southeast-backing walkout with MOUNTAIN & CITY VIEWS offers over 3000 sq ft of beautifully designed living space, and parking for six or more vehicles, including space for an RV or camper. A double attached garage with built-in storage, a convenient side-entry door, and an additional backyard storage shed provide outstanding functionality for active families, hobbyists, and outdoor enthusiasts alike. Significant recent upgrades provide peace of mind, including new furnaces (2026), new roof (2022, Poly-B plumbing removal (2022), new hot water tanks (2021), and new windows (with the exception of a few-2017) Tucked away on a quiet street (which neighbors a cul-de-sac) with minimal traffic, this sought-after location places you just steps from your own nature park of scenic walking paths, an off-leash dog park, and only minutes from Nose Hill Park. Enjoy the convenience of a quick commute while being surrounded by nature and outdoor recreation. Designed with both family living and entertaining in mind, this impressive two-storey residence features 5 bedrooms, a den, an upper loft, and 3.5 bathrooms. The welcoming front living room and formal dining area create an elegant space for hosting guests while offering ample room for a grand piano or music area. A dedicated main-floor office provides the ideal work-from-home setup or flexible space to suit your family's needs. The heart of the home is the spacious kitchen, complete with abundant cabinetry, generous prep space, and a bright breakfast nook with patio doors leading to an oversized sun-drenched deck with VIEWS. The adjoining family room is anchored by a cozy gas fireplace, creating the perfect gathering

space for everyday living. Retreat upstairs to the spacious primary suite featuring room for a king-sized bedroom set, a walk-in closet, a private ensuite, and a sunny balcony where you can enjoy morning coffee and city views. Two additional bedrooms, a full bathroom, and a versatile loft area complete the upper level—ideal as a reading nook, library, study area, or music space. The fully developed walkout basement offers outstanding flexibility for large or multi-generational families, with its own separate entrance, two generous bedrooms, a den, full bathroom, expansive recreation area with dry bar, plus ample storage and laundry facilities. Step outside to the covered lower patio and large south-facing backyard, perfect for summer entertaining, family gatherings around the fire pit, yard games, and creating lifelong memories year-round. A rare combination of space, location, views, thoughtful storage solutions, and major updates—this is the family home you've been waiting for.