



GRASSROOTS
REALTY GROUP

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112 Hawkford Crescent NW
Calgary, Alberta

MLS # A2322536



\$948,500

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,573 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, No Back Lane		

Heating: High Efficiency, Natural Gas

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Cedar Shake

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Central Vacuum, Track Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Lower Fridge and Dishwasher, All Window Coverings (Blinds), Garage Door Opener and 2 Controls, T.T. stand in main floor 2 pc. Bath

Lush landscaping - front and back - makes this home a very special find! The double doored front entrance opens to an impressive spiral staircase leading you to the upper level Primary bedroom complete with an ensuite bath, walk-in closet, F.P., its own private balcony AND two additional Bedrooms, a 4 piece bath and an oversized Bonus room! Inlaid hardwood flooring throughout the Living, Dining and Family Room (in addition to the upper Master suite and hallways) adds yet another touch of "Lux" finishing detail contrasting warmly with the brick Family Room F.P. and patio doors to yet another raised Deck and stairwell to a lower Patio (two additional bedrooms on this level, a full kitchen, Pantry, Living/Dining Room, an additional F.P., 4 piece bath and laundry area. The oversized Patio on this level (340' in length x 11' in width) in addition to a Garden Shed provide additional space for gardening or just relaxing. Great for extended Family members or a potential, registered suite!.