



GRASSROOTS
REALTY GROUP

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96 Hawktree Close NW
Calgary, Alberta

MLS # A2326150



\$650,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: 1 TV Wall Mount

Awesome value for this bright & beautifully maintained family home with lots of updates in the established community of Hawkwood! Soaring cathedral ceilings create an impressive sense of space in the living & dining rooms, while rich oak hardwood flooring flows throughout the living room, dining room, family room, & main floor den. The spacious kitchen is designed for everyday living & entertaining, featuring a large pantry, abundant counter space, & plenty of storage. Just off the kitchen, the sunken family room offers a cozy wood-burning fireplace—the perfect place to relax at the end of the day. A convenient main floor laundry room adds to the home's thoughtful layout. Upstairs, you'll find a generous primary retreat complete with a walk-in closet & full ensuite, along with two additional spacious bedrooms & a full main bathroom. The fully finished basement expands your living space with a huge recreation room, a fourth bedroom with a walk-in closet, & an abundance of storage. Updates include: New furnace, A/C, most windows, newer shingles, fridge, dishwasher, deck, fence, shed & more!! Outside, enjoy the private west-facing backyard featuring mature trees, a large deck, & plenty of room for children, pets, or summer entertaining. A double attached garage completes this wonderful family home in one of NW Calgary's most established & sought-after communities.