



**416 Hawkhill Place NW
Calgary, Alberta**

MLS # A2326475

\$769,000



Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Pool Table and Shuffle Board

Welcome to this beautifully maintained family home, ideally situated on a quiet cul-de-sac in the highly sought-after community of Hawkwood. Offering over four bedrooms, four bathrooms, and an exceptional open-concept layout, this home is designed to accommodate a growing family while providing comfort, style, and functionality. Abundant natural light pours through numerous high-quality vinyl windows, highlighting the soaring vaulted ceilings and spacious living areas. The inviting family room features a cozy wood-burning fireplace with a convenient gas starter, creating the perfect setting for relaxing evenings at home. The generously sized primary retreat offers dual closets, including a walk-in closet, and a spacious ensuite complete with a jetted soaker tub, separate shower, and expansive vanity. The additional bedrooms and bathrooms provide ample space for family members and guests alike. Step outside to your private, south-facing, pie-shaped backyard—an ideal outdoor oasis for entertaining, summer barbecues, or simply unwinding after a long day. Enjoy mountain views that add the perfect finishing touch to this exceptional property. This home has been extensively updated for peace of mind, including all kitchen appliances replaced in 2024, 2 new high efficient furnaces, central air conditioning, hot water tank and water softener installed in 2025, as well as new upper-level showers and all toilets in 2026. The roof is approximately 10 years old, offering additional long-term value. Complete with a pool table and shuffleboard, this move-in-ready home combines generous living space, thoughtful updates, and an unbeatable location. A rare opportunity to own an exceptional family home in one of Northwest Calgary's most desirable neighbourhoods.