



**14 Hawkdale Gate NW
Calgary, Alberta**

MLS # A2326490



\$780,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Storage Shed

****OPEN HOUSE SATURDAY JULY 11th 12:00PM - 3:00PM**** Here is the one you have been waiting for! This large family home that has been well maintained and upgraded features over 3000 sq ft of developed space located on a quiet mature street. As you step inside you are greeted by the soaring two storey ceilings and large formal living room with huge windows leading you into the spacious main floor. Large formal dining room leads you into the kitchen with hardwood flooring, oak cabinetry, tile backsplash, and upgraded appliances with dual oven and Bosch dishwasher. Open the eating nook with garden door to the large backyard with newer composite deck and privacy glass and aluminum railings. Adjoining family room with picture window and cozy wood burning fireplace with log lighter, oak feature wall and brick facing. 2-piece powder room and convenient main floor laundry with front loading washer and dryer complete the well laid out main floor. Head upstairs to the large primary bedroom with walkthrough dual closets leading you to the renovated ensuite bathroom with quartz counters, undermount sink, soaker tub and separate shower. Good sized second and third bedrooms and adjoining updated 4-piece bathroom. Fully finished basement featuring a huge family/rec room with lots of storage, den/office space, large 4th bedroom, and 4-piece bathroom with dual sinks. Tons up upgrades over the years with Poly B replaced in 2023, new windows in 2015, and roof shingles in 2012. Private and maturely landscaped backyard with storage shed, convenient back lane access and additional RV parking pad. All this located in one of Calgary's most desirable NW communities with great neighbors and surrounded by mature trees, scenic walking paths, and steps to excellent schools. You'll love the convenience of being minutes from Crowfoot Crossing with endless

shopping, restaurants, C-Train Station, library, and YMCA. The newly built Hawkwood Community Park features playgrounds, sports courts, skating rink, and year-round community events. Commuting is a breeze with quick access to John Laurie, Crowchild Trail, and Stoney Trail while still enjoying the peace and charm of this quiet neighborhood!