



GRASSROOTS
REALTY GROUP

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80 Hawkhill Way NW
Calgary, Alberta

MLS # A2331278



\$695,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Central Vacuum (ASIS), Pond Equipment, Outdoor Lights & Timers, Hot Tub		

****OPEN HOUSE SAT JUL 25 12-2PM / SUN JUL 26 2-4PM**** Welcome to this beautifully maintained fully finished two-storey home offering almost 2,400 sqft of developed living space, ideally situated on a quiet street in the highly desirable community of Hawkwood. With exceptional curb appeal, a fully fenced yard, and one of the most impressive backyard retreats you'll find, this home offers the perfect blend of comfort, functionality, and outdoor living. The SE facing front yard welcomes you with mature landscaping and a charming stone patio, an ideal spot to enjoy your morning coffee. Step into the NW facing backyard and discover your own private oasis. Surrounded by beautiful landscaping, you'll enjoy pergola(s), a tranquil koi pond with a cascading waterfall, a hot tub, underground irrigation, landscape lighting, and stunning rock features, creating a peaceful setting that feels like a private resort. Inside, vaulted ceilings and rich hardwood flooring throughout the main living areas create a bright and inviting atmosphere. The sunken family room features a cozy gas fireplace and flows seamlessly into the beautifully updated kitchen, showcasing dark-stained cabinetry, granite countertops, newer stainless steel appliances, and a large central island that makes entertaining effortless. The main floor is completed by a convenient laundry room and updated powder room featuring elegant tumbled travertine flooring. Upstairs you'll find three generous bedrooms with newer carpeting. The renovated main bath offers modern finishes, while the spacious Primary bedroom features a beautifully renovated ensuite complete with a modern glass walk-in shower. The fully finished basement adds incredible flexibility with a spacious recreation room perfect for movie nights, games, a home gym, or children's play area. Also included in the lower level is a flex

room with excellent potential for a future fourth bedroom (non-egress window), along with a full 4-piece bath with whirlpool tub, generous storage rooms, central vacuum, water softener, and a newer hot water tank. Additional highlights include an oversized double attached garage with a convenient man door providing direct access to the backyard, a newer roof, and a home that has been exceptionally well cared for over the years. Located close to excellent schools, parks, pathways, shopping, transit, and countless amenities, this is a wonderful opportunity to own a move-in-ready family home where the backyard is every bit as impressive as the home itself.