

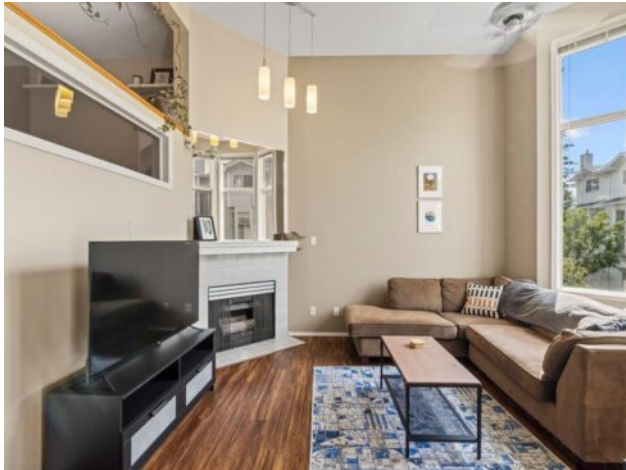


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

623 Hawkstone Manor NW
Calgary, Alberta

MLS # A2335349



\$400,000

Division:	Hawkwood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,512 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	NA
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Welcome to Hawkstone Manor where everyday living feels a little more open, a little brighter, and a lot more enjoyable thanks to soaring ceilings, huge windows, and those mountain views that never really get old. This is the kind of home that doesn't feel like "just a townhouse." From the moment you walk in, the natural light and vaulted ceilings set the tone. The main living area is open, airy, and easy to settle into, whether that's a quiet night in, hosting friends, or just curling up by the fire. And when the weather's good, the balcony quickly becomes your favourite spot for morning coffee or unwinding at sunset. The kitchen is designed for real life with plenty of counter space, great storage, and a layout that keeps you connected to everything happening around you. The breakfast nook is where slow mornings happen, and the dining area flows naturally into the rest of the main floor, making it easy to gather without feeling crowded. Upstairs is your retreat. The primary bedroom feels calm and private, with its own ensuite and those mountain views that remind you why you love living in Calgary. A second good-sized bedroom offers flexibility for guests, a child's room, or a home office. Finally, a spacious family room provides additional living space perfect for movie nights, a play area, or a quiet second lounge. And having an extra bathroom plus a main-floor powder room just makes day-to-day living smoother. Downstairs, the walkout level really expands how you live in the home. It's flexible space for movie nights, a home office, a workout zone, or just a place to spread out. Step right outside to your private patio and you've got another easy spot to relax in the warmer months. The attached garage keeps life simple with parking and storage taken care of. And when you do step out, everything is right there. Coffee

runs, groceries, restaurants, and shopping in Crowfoot, Royal Oak, and Beacon Hill are all close by. Parks and pathways are just around the corner, and whether you're heading downtown or escaping to the mountains, you're perfectly positioned for both. It's the kind of place that just fits into your routine, comfortable, connected, and easy to love.