



GRASSROOTS
REALTY GROUP

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311 Hawkland Place NW
Calgary, Alberta

MLS # A2335805



\$935,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	Age:	1991 (35 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, Lawn, No Back Lane, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Data		
Inclusions:	Main Floor: Motorized Blinds. Basement: Electric Range, OTR Microwave, Fridge, Stacking Washer/Dryer. Backyard: Trampoline, and play structure.		

THE ACREAGE LIFESTYLE, WITHOUT LEAVING CALGARY. Welcome to this exceptional Hawkwood residence offering approximately 3,700 sq. ft. of total developed living space, a massive pie-shaped lot, private cul-de-sac location, walkout basement, and legal 2-bedroom basement suite (Sticker #19466). Thoughtfully upgraded with over \$95,000 in recent improvements, this home delivers space, privacy, character, and the feel of an acreage in one of Calgary's most desirable communities. The grand entrance features a dramatic open-to-above design and introduces the home's rustic Italian villa farmhouse aesthetic, with rich wood features, brick accents, warm finishes, and abundant natural light. The expansive family room features large bay windows and wainscoting, with a formal dining room and chandelier beside it. The kitchen offers a gas range, apron-front farmhouse sink, dedicated powerful hood fan, and NEW garburator installed April 2025. The informal dining area sits beside the kitchen and flows into the living room with a gas fireplace. NEW motorized blinds were installed throughout the main floor in May 2025. Upstairs features an oversized bonus room with two skylights and four bedrooms. The primary retreat offers double-door entry, vaulted ceilings, a soaker tub in the ensuite, and NEW ensuite shower glass installed February 2026. The second upstairs bathroom was completely renovated from the ground up in February 2025. The fully developed walkout basement includes a NEW legal 2-bedroom suite completed April 2025, with two huge bedrooms, kitchen, living area, and bathroom. Perfect for extended family, guests, or rental income. Recent upgrades include 2 NEW furnaces, 2 NEW hot water tanks, NEW garburator (April 2025), NEW ensuite shower glass (February 2026), 7 NEW security cameras, smart

doorbell and smart thermostat (May 2025), NEW main-floor motorized blinds (May 2025), fully renovated second upstairs bathroom (February 2025), NEW legal basement suite (April 2025), and all windows buffed, smoothed, and painted (February 2025). Total recent improvements exceed \$95,000. Outside, the massive pie-shaped lot provides exceptional space and privacy. The backyard features a garden, trampoline, and custom-built wooden playhouse, while the cul-de-sac offers privacy and plenty of parking. The home also features a stucco exterior and double attached garage. Enjoy convenient access to Crowfoot Crossing, Crowfoot Public Library, Crowfoot LRT Station, schools, parks, playgrounds, and countless amenities. This is more than a large home. It combines the space, privacy, and outdoor lifestyle of an acreage with the convenience of Calgary living. A massive pie lot, cul-de-sac setting, walkout basement, legal suite, four upstairs bedrooms, extensive upgrades, and distinctive Italian villa farmhouse design make this Hawkwood home truly special. No Poly-B!