



GRASSROOTS
REALTY GROUP

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139 Hawkville Close NW
Calgary, Alberta

MLS # A2337492



\$650,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	NA
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Welcome to this beautifully appointed home offering breathtaking, unobstructed green-space views from both the front and backyard. With 1,947 sq. ft. of above-grade living space, this home features a bright and inviting main floor with a spacious living room, dining area, family room, well-appointed kitchen and convenient nook—creating an ideal layout for everyday family living and entertaining. Upstairs, the generous primary bedroom offers a private 4-piece ensuite and walk-in closet, complemented by two additional bedrooms and another 4-piece bathroom. The finished basement includes a 4pc bathroom, 2 walk-in closets, a very spacious bedroom and recreational space. The fully landscaped backyard is a standout feature, backing directly onto green space and providing a peaceful setting with a spacious patio—perfect for morning coffee, summer gatherings, or simply enjoying the outdoors. The attached front garage offers excellent space for parking and storage. A fantastic opportunity to own a spacious, well-designed home with beautiful outdoor space and a desirable green-space backdrop. Don't miss the opportunity to make this wonderful property your new home!