



**GRASSROOTS**  
REALTY GROUP

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44 Hawkstone Drive NW  
Calgary, Alberta

MLS # A2338128



**\$685,000**

|           |                                                      |        |                   |
|-----------|------------------------------------------------------|--------|-------------------|
| Division: | Hawkwood                                             |        |                   |
| Type:     | Residential/House                                    |        |                   |
| Style:    | 2 Storey Split                                       |        |                   |
| Size:     | 2,046 sq.ft.                                         | Age:   | 1988 (38 yrs old) |
| Beds:     | 5                                                    | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                               |        |                   |
| Lot Size: | 0.18 Acre                                            |        |                   |
| Lot Feat: | Cul-De-Sac, Landscaped, Level, Pie Shaped Lot, Treed |        |                   |

|             |                             |            |      |
|-------------|-----------------------------|------------|------|
| Heating:    | Forced Air                  | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile      | Sewer:     | -    |
| Roof:       | Asphalt Shingle             | Condo Fee: | -    |
| Basement:   | Full                        | LLD:       | -    |
| Exterior:   | Brick, Stucco               | Zoning:    | R-CG |
| Foundation: | Poured Concrete             | Utilities: | -    |
| Features:   | Ceiling Fan(s), See Remarks |            |      |

Inclusions: N/A

Welcome to your dream home nestled on a magnificent large pie-shaped lot in a tranquil cul-de-sac off Hawkstone Dr, just steps away from a sprawling park! This stunning property offers a perfect blend of elegance and comfort, making it an ideal sanctuary for families and entertainers alike. As you enter this air conditioned home with triple pane windows, you'll be captivated by the soaring 13-foot vaulted ceilings in the expansive living and dining area, creating an airy and inviting atmosphere. The gourmet kitchen is a chef's delight, featuring sleek stainless steel appliances and a convenient island, seamlessly flowing into the cozy family room complete with a charming gas-burning fireplace. This level also boasts a versatile bedroom or den and a stylish two-piece bath. Venture upstairs to discover the luxurious master suite, complete with a spa-like four-piece ensuite, along with two additional well-appointed bedrooms and another four-piece bath, ensuring ample space for everyone. The fully finished basement is a true gem, offering a versatile bonus room that can serve as a bedroom or den, a dedicated laundry room, and a spacious recreation room, perfect for family gatherings or movie nights. Step outside to your private oasis, where the large fenced yard features a beautiful deck and patio, apple trees, Saskatoon berry bushes, complemented by a sprinkler system for easy maintenance. The insulated, drywalled garage with a high ceiling provides ample storage and workspace. Conveniently located near public transportation, schools, parks, and a wealth of amenities, this exceptional home is a rare find. Don't miss your chance to make it yours!