

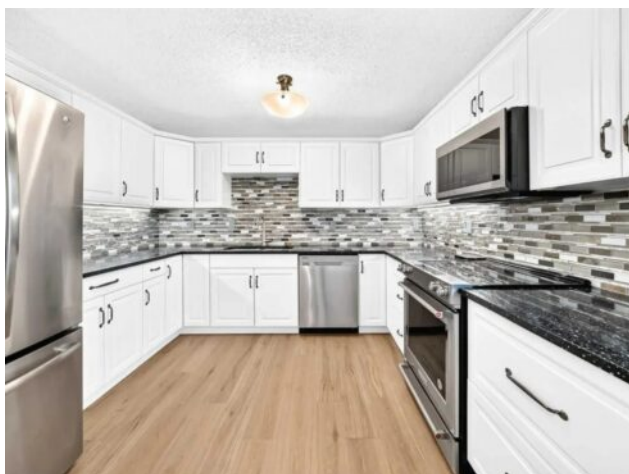


**GRASSROOTS**  
REALTY GROUP

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**8 Hawkfield Crescent NW**  
**Calgary, Alberta**

**MLS # A2339371**



**\$649,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkwood                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 4 Level Split                                                             |               |                   |
| <b>Size:</b>     | 1,923 sq.ft.                                                              | <b>Age:</b>   | 1983 (43 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Insulated, On Street, Oversized, S |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Reverse     |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** Electric fireplace on main level. Ceiling Fan on lower level. One fridge & one dishwasher in basement. Shed in backyard.

AMAZING VALUE DETACHED FAMILY HOME!! Check out this lovely property with total of 5 bedrooms, 4 full bathrooms and a walkout lower level opening to a sunny southwest-facing backyard! Tucked away on a quiet crescent, this spacious home offers a flexible layout with plenty of room for a growing or multi-generational family. The location provides convenient access to public transit, Crowfoot Shopping Centre, restaurants, Safeway, Co-op, Crowfoot YMCA with Arena, Crowfoot Library, cinemas, caf&eacute;s, shopping and recreation, along with quick access to Stoney Trail. Step inside to a bright, open living and dining area highlighted by vaulted ceilings and an electric fireplace. The home offers four bedrooms above grade & one large bedroom below grade. There is total of three en-suite bathrooms plus another 3 pieces full bathroom and a functional layout designed for everyday living. An oversized single insulated attached garage provides added convenience year-round. A separate side entrance provides access to the basement levels, where you'll find a lovely kitchenette, flex space and the spacious bedroom with a walk-in closet and en-suite bathroom. The walkout level features a generous family room with additional space that could be used as a home office, gym or recreation area, along with sliding door having direct access to the southwest-facing backyard & a wood burning fireplace. Numerous updates have been completed over the years, including fresh paint, new flooring, an updated kitchen with quartz countertops on main level & a beautiful kitchenette in basement level & all updated full bathrooms. CHECK THIS FOLLOWING LIST OF RENOVATION THROUGH YEARS: No Poly B plumbing since all plumbing and furnace & Exterior Stucco were updated in 2012. New roofing was installed in 2019, windows and patio doors in 2021, and

a new hot water tank in 2025. With five bedrooms, four full bathrooms, multiple living spaces, a walkout lower level and a convenient northwest location, this home offers an impressive combination of space, functionality and value. This is a move-in ready home and quick possession is available. No More Searching . Book your private tour and do not miss out!!!