



GRASSROOTS
REALTY GROUP

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**63 Hawkmount Green NW
Calgary, Alberta**

MLS # A2339500



\$570,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	n/a
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Perfectly positioned on a quiet, family-friendly street directly across from a park and playground, this beautifully maintained 3-bedroom home in sought-after Hawkwood offers comfort, style, and convenience. The main floor features warm hardwood flooring, elegant living and dining spaces, a cozy family room with fireplace, main-floor laundry, and a convenient half bath. The spacious kitchen and breakfast nook open to a stunning two-tier deck and private fenced backyard with a large shed. Upstairs, the oversized primary retreat offers a private 4-piece ensuite, walk-in closet, and step-up office space, along with two additional bedrooms and a full bathroom. The partially finished basement provides a second fireplace and expansive recreation space ideal for movie nights, fitness, games, or a home office. Walk to Public and Catholic schools, Crowfoot YMCA, Superstore, library, shopping, restaurants, transit, and recreation. With easy access to Stoney Trail and the University of Calgary, this exceptional Hawkwood home delivers outstanding family living in one of NW Calgary's most desirable communities.