



GRASSROOTS
REALTY GROUP

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408 Hawkland Place NW
Calgary, Alberta

MLS # A2341361



\$849,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,540 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	Gym Built-ins, TV Mount		

Welcome to this fully developed two-storey home in the desirable community of Hawkwood, offering over 2,500 sq. ft. above grade, 6 bedrooms, 4 bathrooms, and an abundance of thoughtfully designed living space. Gleaming Brazilian Cherry hardwood flooring extends throughout the main and upper levels, while elegant curved staircases connecting both the upper and lower levels add a distinctive architectural touch. The main level features a spacious family room with a gas fireplace, tile surround, and custom built-ins on either side, providing both functionality and character. The kitchen offers white cabinetry, stainless steel appliances, a brand new electric stove, large pantry, and a moveable island with generous counter space. The adjacent eating area provides direct access to the large deck, complete with glass railing, spiral staircase and overlooks the expansive, private backyard, fully enclosed with a vinyl fence, and beautifully landscaped with an abundance of flowers and mature fruit trees. A sunken living room with oversized windows fills the space with natural light, while a main-floor bedroom provides flexibility as a guest room, den, or home office. A convenient 2-piece bathroom completes the main level. The laundry and mudroom are ideally located just off the attached front-drive double garage and feature a brand new washer and dryer. Upstairs, the spacious primary retreat includes a large walk-in closet, dedicated vanity area, and a 5-piece ensuite with new dual sinks, granite countertops, jetted tub, and newer shower. Three additional well-sized bedrooms and an updated 3-pce bathroom complete the upper level. A brand new skylight and updated light fixtures throughout add to the home's bright and refreshed feel. The fully developed walkout basement provides even more room for the family with a home gym, games room, media area, additional

bedroom, and ensuite bathroom. Convenient walkout access provides a direct connection to the sunny backyard. With its generous room sizes, flexible bedroom and office options, extensive updates, distinctive curved staircases, and beautifully landscaped private yard, this Hawkwood home offers a versatile layout well suited to family living. Conveniently located close to plenty of green spaces, schools, the YMCA, public library, transit, the University of Calgary and shopping at Crowfoot this family home provides easy access to all amenities. Don't miss out on your opportunity to call this stunning property home!