



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

451 Hawkview Manor Circle NW
Calgary, Alberta

MLS # A2343377



\$1,325,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, See Remarks		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane, Treed, Underground Sp		

Heating:	In Floor, Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Sump Pump(s), Wet Bar		

Inclusions: Underground irrigation, Alarm System(On Contract), landscape lighting, garden statuary & planters in flower beds, bar fridge in kitchen, EV Charger, Rain Barrel, Fridge in cool room, attached shelving in garage & workshop, tire racks in garage

This stunning Hawkwood property sits on an extraordinary lot spanning almost 11,000 square feet! Welcome to 451 Hawkview Manor Circle. This meticulously maintained & cared for home has been extensively upgraded and renovated and is nestled in a quiet cul-e-sac in the sought-after northwest community of Hawkwood. Situated on one of the biggest lots in the community, this property offers an exceptional combination of stylish living, thoughtful updates and an extraordinary outdoor living space that feels like you could be living on an acreage! The curb appeal is second to none with the stone finish on the front exterior, welcoming you to the south facing front porch which is a perfect spot to enjoy your morning coffee. Once you step inside you are welcomed to a bright open front living room with a formal dining area, large windows and high vaulted ceilings. This custom built one owner home features numerous upgrades and renovations throughout creating a home that is move-in ready while offering the comfort, warmth and character to suit all of your family's needs. This spacious 2 storey home offers just under 3900 square feet of living space on 3 levels, with 4 bedrooms and 3 1/2 bathrooms. Some of the hi-lites in your new home include: Main floor office, spacious updated kitchen, renovated master en-suite bath, large main floor laundry room, formal dining, sunken family room with gas fireplace, bright spacious dining area off the kitchen, high profile rubber shake roof, EV charger, new windows, solar panels, and your very own custom workshop in the lower level. Another great feature this home offers is an additional stairwell to the basement workshop accessed conveniently from your back mudroom. The oversized and fully landscaped lot with many mature trees is truly one of the standout feature—offering endless possibilities for

entertaining, gardening, recreation, or simply enjoying your own private outdoor oasis. The updated back patio is finished with gorgeous stone, privacy screen, pergola and a BBQ canopy. This amazing space is perfect to entertain or host events, or just simply enjoy some quiet time with your family. Located in the 'Manor Estates' area of Hawkwood, you'll enjoy a quiet, established neighbourhood with excellent access to schools, parks, pathways, shopping, transit, and major routes throughout Calgary. Massive lot. Extensive renovations. Beautiful upgrades. Come see everything this exceptional property has to offer! Find a full list of all the extensive updates and renovations in the supplements section. CALL TO BOOK A PRIVATE TOUR TODAY.