



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

131 Hawkstone Drive NW
Calgary, Alberta

MLS # A2345692



\$794,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,059 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: pool Table, All Blinds and curtain

Welcome to this beautiful 4 bedroom, 4 bathroom family home in the highly sought-after community of Hawkwood, offering immediate possession and an exceptional combination of space, comfort, functionality, and convenience. Designed for modern family living, this bright and airy residence features generously sized bedrooms, including a spacious retreat complete with a walk-in closet and a luxurious 5-piece ensuite showcasing a jacuzzi tub and separate shower. Two additional bedrooms and another full bathroom complete the upper level, providing ample space for growing families. The main floor features a spacious living room, formal dining area, family room, kitchen, breakfast nook, and washroom. Durable slate and hardwood flooring runs throughout, and the space is filled with natural light and excellent airflow. numerous recent upgrades offer exceptional peace of mind, including full poly-B plumbing replacement (2026), almost all new windows (2019 and 2024), a new roof (2022), high-efficiency furnace (2020). updated hot water tanks (2019 and 2024), brand new kitchen appliances (e.g. refrigerator, glass-stove, dish-washer) and range hood (2026), and updated garage door opener (2016), springs and cables (2024 and 2025)/ The fully finished basement expands the living space with a private home theatre (repurposed from a bedroom). custom wet bar with a brand new refrigerator (2026), a luxurious steam shower and pool-table. creating the perfect setting for entertainment and relaxation. outside, enjoy a large private backyard complete with a large deck and tool shed, ideal for family gatherings, gardening and outdoor enjoyment. This incredible, turn-key home has excellent transit connections and is just a 1-minute walk to the Hawkwood bus terminal, and close to St. Maria Goretti School, and Hawkwood school. Hawkwood community park featuring the

zipline, tennis, and pickleball courts, and outdoor rink is just a 2-minute walk. Superstore is just minutes away, with quick access to Crowfoot, Dalhousie, Beacon Hill, Country Hills Boulevard, Sarcee Trail, Crowchild Trail, and the pathways of Nose Hill Park, offering exceptional convenience for commuting, shopping, recreation, and everyday living. With immediate possession available, this is an exceptional opportunity for families looking to move into an established, highly desirable community. An exquisitely beautiful house like this is very rare to find. Book your private showing today, and discover everything this Hawkwood gem has to offer before it's gone!