



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

111 Hawksbrow Drive NW
Calgary, Alberta

MLS # A2346282



\$1,290,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Vac & attachments, desk in basement office

Open House Saturday September 19th, 12-2pm Perfectly positioned backing directly onto green space with no neighbours behind, this exceptional custom-built home captures breathtaking Rocky Mountain views from the main living areas, deck and walkout level. Thoughtfully designed to embrace its remarkable setting, this timeless home has been cherished by the same family for over four decades and offers a rare combination of character, natural light, privacy and an irreplaceable location. With over 3700 sq. ft. of living space the custom floor plan is immediately apparent with a front living room highlighted by a dramatic vaulted ceiling with exposed beams, gas fireplace with custom mantle and oversized windows. The adjoining formal dining room provides an inviting space for entertaining, while site-finished oak hardwood extends through much of the main level. At the rear of the home, the kitchen, breakfast nook and family room were designed around the spectacular southwestern exposure. The timeless flat-panel oak kitchen offers plenty of cabinetry and heated flooring that continues into the breakfast nook. The family room is centred around a wood-burning fireplace with stone surround, but it is the incredible Rocky Mountain backdrop that immediately draws your attention. From the breakfast nook, step onto the maintenance-free deck with 10mm glass railings, awning and gas BBQ line, where the unobstructed outlook across the green space to the mountains is truly exceptional. A mudroom/laundry room, powder room and side entrance complete the main floor. Upstairs are three bedrooms, oversized windows and multiple skylights that fill the home with natural light. The updated main bathroom features a skylight, while the primary retreat offers an updated ensuite with heated tile flooring, jetted soaker tub, glass and tile shower and walk-in

closet with built-ins. The fully developed walkout lower level provides excellent versatility with a flex/den/media area, dedicated office, storage room and additional rooms that can accommodate bedrooms, workspaces or media areas. A three-piece bathroom with steam shower completes the level. Outside, the beautifully established yard features mature landscaping, perennial gardens, two vegetable gardens and irrigation, creating a private retreat with the Rocky Mountains providing an ever-changing backdrop. Multiple outdoor living spaces offer the perfect setting to entertain, garden or simply take in the view. Additional features include a tile roof and oversized attached double garage. Most windows are triple glazed, with additional double-glazed windows throughout, while their oversized, floor-to-ceiling design maximizes natural light and captures the spectacular views. With extraordinary Rocky Mountain vistas and a custom home designed around light, space and its surroundings, this is a rare opportunity in NW Calgary's most desirable locations. Click on media for the video tour and book your private showing today.