



GRASSROOTS
REALTY GROUP

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238 Hawktree Bay NW
Calgary, Alberta

MLS # A2346500



\$975,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Underground Sprinkler		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Dry Bar, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	kitchen island		

Welcome to 238 Hawktree Bay in Hawkstone, where an exciting renovation has transformed this 4 bedroom, 3.5 bathroom home with an attached double garage while preserving the things that made the property special in the first place: a beautiful established neighbourhood, generous corner lot, mature surroundings, parks and greenspace steps away and solid bones. Designed by one of Calgary's top builders, much of the home was taken back to the studs and thoughtfully rebuilt, with attention given not only to how the home looks, but to how it functions and the quality of the workmanship behind the finishes. The redesigned main floor feels fresh, open and cohesive. At the heart of the home is a truly custom kitchen featuring soft-close cabinetry, quartz countertops with an integrated quartz backsplash, a statement island, and custom fluted tile hood fan. The adjoining living space features a redesigned fireplace wall with custom bench tops and shelving, while glass French doors lead to a dedicated office. A beautifully finished laundry and mudroom is complete with built-in counters and storage. Upstairs, the primary retreat continues the same level of craftsmanship with a custom-organized walk-in closet and completely redesigned ensuite. Custom soft-close cabinetry was built around the plumbing to maximize storage, complemented by quartz surfaces, Delta fixtures, a freestanding tub and a rain shower with a natural stone base. The separate water closet adds privacy and elegance. New flooring, carpet, trim, baseboards, and shaker-style doors carry the renovation throughout the home. Just as much consideration was given to the work behind the finishes. Improvements include a new structural header between the kitchen and foyer, all windows replaced and sealed, new siding on the rear and east side of the home, and the house

perimeter sealed. Mechanical and functional upgrades include a high-efficiency furnace and hot water tank installed in 2025, recently serviced HVAC with cleaned ducts and new filters, updated wiring and outlets in key living areas, new individually vented bathroom exhaust fans, and integrated hardwired smoke and CO alarms. All Poly-B plumbing has been removed, new wall insulation was added on the main floor, and the blown attic insulation was topped up. This is more than a beautifully renovated home. It is a thoughtfully reimagined property where design, craftsmanship and function come together, from the structure behind the walls to the custom finishing details throughout.