



GRASSROOTS
REALTY GROUP

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8516 Hawkford Gate NW
Calgary, Alberta

MLS # A2346686



\$749,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, No Back Lane, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Storage shed, alarm system hardware, WYZE doorbells

First-time offered for sale is this mint condition home in the popular family community of Hawkwood, here on this lovely corner lot just steps to a playground & only a few short minutes to 2 schools. Offering over 2000sqft of comfortable living space, this beautiful custom two storey enjoys 4 bedrooms, eat-in maple kitchen with stainless steel appliances, 2.5 bathrooms, fenced backyard with mature trees & is available for quick possession. Bathed in natural light, this wonderful home boasts dramatic vaulted ceilings reaching up to 18ft high, airy living room with built-in cabinets & huge picture window, open concept formal dining room & inviting family room with gas fireplace & wet bar. The maple kitchen is a bright & cheery space & with loads of cabinet space, subway tile backsplash, garden box window & the appliances include a cooktop stove, built-in convection oven & microwave. Head on upstairs to the 2nd floor to 3 terrific bedrooms & 2 full bathrooms; the primary bedroom has 2 closets & built-in desk, & the ensuite has tile floors, separate shower & soaker tub. The unspoiled lower level & with roughed-in plumbing, offers tremendous potential for future development…perfect for another bedroom or 2, bathroom & rec room. Main floor also has a great-sized 4th bedroom (or home office) & laundry complete with built-in cabinets & LG washer/dryer, with direct access into the finished 2 car garage. The backyard is fully fenced & landscaped, with a large deck, interlocking brick patio with gas BBQ line & storage shed big enough to fit all your gardening tools & outdoor furniture. Some windows were replaced in 2008 & in 2017, the roof shingles & siding on the North side (& some at the back) were replaced. Both neighbourhood schools & Maria Goretti & Hawkwood, are just minutes from your front door, as well as shopping & services at the

local Hawkwood Village plaza. With its prime location in the community close to Crowfoot Centre & LRT, Melcor YMCA, library & regional amenities, & quick access to Crowchild & Stoney Trails to take you to the University of Calgary, major retail centers, hospitals & downtown, what more could you ask for in your next home? Move-in, unpack & enjoy!