



GRASSROOTS
REALTY GROUP

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107 Hawkhill Place NW
Calgary, Alberta

MLS # A2346837



\$699,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,794 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), C		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Roof: Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Negotiable Items: Black Dining Room Table, Large Saddle Color Sofa (1 year old), King Size Bed (1 year old)

Welcome to this exceptional 5-level home in the desirable community of Hawkwood, offering nearly 2,800 sq. ft. of total developed living space, including 1,794 sq. ft. above grade, and an abundance of natural light throughout. With 5 bedrooms, 3 full bathrooms, multiple recreation spaces, an insulated double attached garage, and RV parking, this home offers an impressive amount of space, flexibility, and functionality. From the moment you enter the welcoming front foyer, you're greeted by vaulted ceilings, an abundance of natural light, and a spacious living and dining area—an inviting space for both everyday living and entertaining. The bright kitchen features a skylight, central island, abundant cabinetry and storage, and a newer refrigerator. A convenient walkout to the deck makes summer entertaining a breeze, with fantastic access to the BBQ and outdoor living space. Upstairs, you'll find a spacious primary bedroom with a newly renovated 3 piece ensuite and walk in closet plus 2 more bedrooms and another full bathroom. The lower level features a wood-burning fireplace, full bathroom, and fourth bedroom, which could easily serve as a home office or den. This level also provides convenient access to the double attached garage, first basement, and lower deck. And then there's the backyard—a truly remarkable private retreat. Step outside onto the lower deck and discover a south-facing, lush and secluded backyard oasis, surrounded by mature trees, established perennials, and beautiful vines. The two-tiered deck, hot tub, and greenhouse create an incredible outdoor setting for relaxing, entertaining, gardening, and enjoying Calgary's summer evenings. Note: hot tub is as is where is. The first basement features a large recreation room, laundry area, and fifth bedroom, while the second basement provides another recreation room, storage

space, and a cold room ideal for wine storage or creating your own wine cellar. An insulated double attached garage plus RV parking beside the home, provides more than six parking spaces. Many of the home's windows have also been upgraded to triple-pane windows, adding comfort and efficiency. Also equipped with air conditioning for those hot summer nights. The home's thoughtful landscaping adds to its impressive curb appeal. The eavestrough system feeds into a dry river bed, which comes alive as a beautiful little stream during rainfall, helping to naturally irrigate the surrounding trees and plants. This house is situated across the street from a very large green space along with a baseball diamond, hockey rink, tennis courts, a zip-line, bbq's, chairs and stage with a concession stand for various functions that occur throughout the year. A truly special Hawkwood property combining space, features and functionality with one of the most inviting front yard and private backyard settings you'll find. This is a home designed to be enjoyed both inside and out.