



GRASSROOTS
REALTY GROUP

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8 Hawkdale Close NW
Calgary, Alberta

MLS # A2347143



\$688,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, French Door, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

Open House 2-4pm Sat&Sun Oct 10 & 11 Lovingly cared for by the same owner for 24 years, this former Melcor show home offers a spacious, functional layout in the heart of Hawkwood. Set on a wide-frontage lot with permanent Gemstone-style exterior lighting, the home welcomes you into a bright living area with vinyl plank flooring throughout all three levels and stylish zebra blinds. The spacious dining room features a large east-facing window, while the functional kitchen offers a newer electric range, powerful range hood and three small windows for added natural light. A breakfast nook connects to a second living area with a fireplace. Step outside to a spacious composite deck, a generous backyard with mature fruit trees, and one of the home's best features—open the backyard gate and you are right at the school grounds, with Hawkwood School and St. Maria Goretti School just steps away. Upstairs offers three spacious bedrooms, including a large primary with French doors, an east-facing backyard view, walk-in closet and private ensuite with jetted tub, separate shower and bidet-equipped toilet. Two additional bedrooms and another full bathroom complete the upper level. The developed basement adds even more living space with a large bedroom, separate office, recreation room and full bathroom. Major upgrades include Poly-B replacement (2022), all above-grade Lux windows (2022), composite deck (2022), Lennox furnace and central A/C (2023), vinyl plank flooring throughout all three levels (2024), central humidifier (2025), zebra blinds (2025), updated above-grade bathroom countertops, sinks and faucets (2025), new garage door (2025), dryer (2025) and electric range (2026). Hawkwood Village, Crowfoot Crossing, Crowfoot CTrain Station, Crowfoot Library and Melcor YMCA are all just minutes away, with easy access to Nose Hill

Drive, John Laurie Boulevard, Crowchild Trail and Stoney Trail. A well-loved, extensively updated home in a family-friendly Hawkwood location—ready for its next chapter.