



GRASSROOTS
REALTY GROUP

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120 Hawkwood Boulevard
Calgary, Alberta

MLS # A2348004



\$629,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,262 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: window coverings

OPEN HOUSE 2-4PM SATURDAY OCT 3. Welcome to this spacious and thoughtfully laid-out BI-LEVEL home in the desirable community of Hawkwood! Offering over 2,000 sq. ft. of developed living space, 5 BEDROOMS, and 3 FULL BATHROOMS, this home provides plenty of room for a growing family, guests, and everyday living. The main level features a warm and inviting living room centered around a brick-faced fireplace, creating a cozy focal point for relaxing and entertaining. The dining room flows seamlessly into the living area, making it an ideal space for hosting family and friends. The kitchen offers a practical nook area, perfect for casual dining or a comfortable spot to enjoy your morning coffee. The spacious primary bedroom features an east-facing patio door, allowing plenty of natural morning light, along with a private ensuite complete with both a shower and bathtub. Two additional well-sized bedrooms and a full bathroom complete the main level. Downstairs, the bright, fully developed lower level features large windows that bring in an abundance of natural light. A generous family room provides excellent space for movie nights, recreation, or relaxing with the family, while two additional bedrooms and a full bathroom offer flexibility for teenagers, guests, a home office, or extended family. Situated in a well-established Hawkwood neighbourhood, this home is conveniently located close to shopping, schools, libraries, public transit, and the CTrain, with easy access to major routes. With its spacious floor plan, five-bedroom layout, three full bathrooms, and bright developed lower level, this is a wonderful opportunity to make a spacious Hawkwood home your own and add your personal style over time.