



GRASSROOTS
REALTY GROUP

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117 Hawkbury Close NW
Calgary, Alberta

MLS # A2348026



\$874,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,383 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Cedar Shake
Basement:	Full
Exterior:	Stone, Stucco
Foundation:	Poured Concrete
Features:	Bar, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: all window coverings, garage opener (1), mailbox key, basement fridge, basement shelves, storage shed w. shelves, storage shelves in garage, outside hose & reeler, extra cord in utility room, Ring doorbell, garage freezer, vacuflor w. attachments, see remarks

Imagine stepping out your back door and looking out over a massive, open greenspace. No neighbours behind you. No fences blocking your view. Just green, open space, fresh air, and the sound of kids playing at the two schools right there on that greenspace, Hawkwood School (Calgary Board of Education, K-5) and St. Maria Goretti Catholic School (K-6). You can literally see the schools from your own yard. For families, it doesn't get better than this. This is the kind of location people wait years for, and this stunning Hawkwood home has it. Over 2,300 sq ft in excellent condition, the main floor welcomes you with vaulted ceilings at the entrance, gorgeous Oak hardwood floors, a tiled entryway, and a formal dining room. The kitchen is bright and functional with stainless steel appliances, a tile floor, kitchen island, tile backsplash, and a lovely kitchen nook. The sunken living room features a wood burning fireplace and, of course, overlooks that incredible greenspace. There's also a main floor bedroom/flex room/office, a 2-piece bath with laundry, and an attached garage. Upstairs you'll find 3 spacious bedrooms, including a master bedroom with Oak hardwood floors and bay windows framing that greenspace view every single morning. The renovated 4-piece ensuite features a tiled shower, soaker tub, and a lovely vanity. The second full bathroom is also renovated with stone countertops and a tub/shower surround. The walkout basement is massive, with brand new carpet, fresh paint, a natural gas fireplace, a wet bar perfect for entertaining, and a large deck that, again, opens right out to the greenspace. And when you're not enjoying the view from home, you're walking distance to Crowfoot shopping, restaurants, the library, a movie theatre, and more. BONUSES include: All Poly B replaced (2021), shake roof inspected with some replaced (2026), furnace under 10 years old, windows in

great shape (2012), washer and dryer new (2026), both hot water tanks replaced (2021). Homes backing onto greenspace like this are rare. Homes backing onto greenspace WITH two schools steps from your backyard? Even rarer. If you've been waiting for the right home in the right location, this is it.