



GRASSROOTS
REALTY GROUP

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460 Hawkhill Place NW
Calgary, Alberta

MLS # A2350002



\$729,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,688 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge in Utility Room

A quiet cul-de-sac, a park just steps away and a renovation that goes well beyond the finishes. This Hawkwood home brings together the features that make a place feel right, with a brand-new kitchen, two beautifully renovated bathrooms and substantial updates that make it truly move-in ready. Vaulted ceilings give the main living space an airy, open feel, complemented by fresh, modern finishes and pot lights throughout. The four-level split offers room to gather and space to spread out, with the all-new kitchen at the heart of everyday life. From quiet morning coffees to weekend dinners with friends, it's a space you'll appreciate long after moving day. Two beautifully renovated bathrooms feature high-end finishes, including a sleek walk-in shower in the primary ensuite and a stylish tub-shower combination in the second bathroom. The improvements extend well beyond what you see: triple-pane windows (2025), furnace and central air conditioning (2024), fence (2023), hot water tank (2021), garage door (2023) and roof (2018). These substantial updates bring comfort through Calgary's changing seasons and lasting value to the renovation. The lower family room opens directly to a backyard that feels like an extension of the home. A generous two-tiered composite deck offers space for dinner outside and a comfortable place to linger afterward. Beyond the deck, a flat, private, fully fenced yard has room to play, garden and gather. Rear lane access adds convenience for yard projects and deliveries. Out front, the extra-long driveway accommodates multiple vehicles, while the double attached garage provides room for parking, tools and recreational gear. The cul-de-sac setting keeps through traffic to a minimum. Just steps from your door, expansive green space offers tennis courts, baseball diamonds, a community park and an outdoor skating rink. Summer games, winter

skating and evening walks can all be part of your everyday routine. Crowfoot Crossing shopping and dining, Crowfoot CTrain Station, the library and YMCA are minutes away. Convenient access to Sarcee Trail, Country Hills Boulevard and Stoney Trail keeps you connected across Calgary and on your way west to the mountains. Beautifully renovated, move-in ready and exceptionally well situated. Come for the home, stay for the setting. Book your private showing today.