



GRASSROOTS
REALTY GROUP

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707 Hawkside Mews NW
Calgary, Alberta

MLS # A2350918



\$775,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Close to Clubhouse, Front Yard, Interior Lot, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Alarm System		

Originally built as a Shane Homes spec home and cared for by its original owner for 35 years, this walkout two-storey sits on a quiet street in Hawkwood's Uplands, offering just over 2,000 sq ft above grade and a rare chance to make a well-loved home your own. Step inside to a bright foyer with an open-to-above ceiling and a classic oak staircase. Vaulted ceilings and an arched window fill the formal living and dining rooms with light, setting the stage for holiday dinners around a big table. The kitchen sits at the back of the home, built around a centre island beneath a skylight, with newer appliances and a breakfast nook wrapped in windows for slow weekend mornings. Step out to the glass-railed deck and take your coffee among the treetops, watching the leaves turn each fall. Just off the kitchen, the family room is anchored by a brick-faced gas fireplace framed by custom oak built-ins, made for board games and snowy evenings in. A built-in desk, powder room, and main floor laundry with a newer washer and dryer complete the level. Upstairs, double doors open to the primary retreat with a walk-in closet and an updated ensuite, where a glass shower, soaker tub, and a bay of windows frame mountain views worth waking up to. Two additional bedrooms share a 4-piece bath. The fully finished walkout lower level keeps the story going, with a rec room built for game nights, a second gas fireplace, and a wet bar so the party never has to move upstairs. A bedroom, a den with built-in shelving overlooking the yard, and a 3-piece bath offer room for guests, a home office, or a growing teenager, and the walkout opens straight onto a covered patio. Outside, mature spruce and established trees wrap a private, fully fenced yard with plenty of room for kids, dogs, and summer barbecues, and a double attached garage keeps winter mornings easy. Just beyond the front door, the Uplands does

the rest. Residents enjoy a private recreation centre with an indoor pool, hot tub, sauna, squash and tennis courts, turning winter weeknights into family swims and summer evenings into tennis matches with the neighbours. Crowfoot Crossing's shops, restaurants, and library are minutes away, the Crowfoot LRT keeps the commute downtown simple, and Stoney Trail puts the mountains within easy reach for weekend ski trips and hikes. Close to everything, surrounded by trees, and ready for its next chapter.