

\$899,000 - 307 Hawkdale Bay Nw, Calgary

MLS® #A2074547

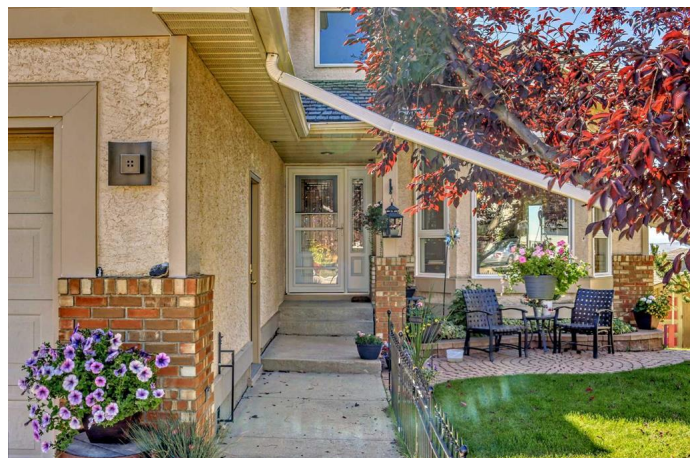
\$899,000

4 Bedroom, 5.00 Bathroom, 2,293 sqft

Residential on 0.15 Acres

Hawkwood, Calgary, Alberta

LEGAL WALKOUT BASEMENT SUITE with separate lower entrance and SECOND OVERSIZED DETACHED HEATED GARAGE. This stunning Hawkwood home is located on a quiet cul-de-sac providing 4 bedrooms, 4 1/2 bathrooms with new windows throughout (2022) and has beautiful mountain views from all 3 levels. The main floor features an updated eat-in kitchen with stainless steel appliances, new engineered hardwood flooring and a grand curved staircase with vaulted ceilings. Enjoy time with your family and guests in the formal dining area, living room, sunken family room with wood burning fireplace and the main floor deck with screened in gazebo. The office/den as well as half bath and laundry room complete this level. The upper floor has three bedrooms with a 4-piece bathroom off of the main hallway. The primary bedroom with ductless AC features an ensuite with two walk-in closets as well as newer patio doors to a private upper deck. The walkout basement with LEGAL suite has a generously sized second family room with gas fireplace, 4-piece full bathroom, fourth bedroom with full ensuite bathroom, spacious second kitchen with stainless steal appliances and island. The walk-out basement features tons of storage with a stacked washer/dryer and workbench in the utility room as well as a spacious second south facing patio. The southwest back yard is beautifully landscaped with in-ground sprinkler system (front & back) and leads to the heated second oversized



garage/workshop and a small parking pad.
Close to parks, schools, and shopping, this
home is not to be missed.

Built in 1988

Essential Information

MLS® #	A2074547
Price	\$899,000
Sold Price	\$865,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,293
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	307 Hawkdale Bay Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3M8

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Oversized, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Double Vanity, High
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	Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Freezer, Garage Control(s), Gas Range, Microwave Hood Fan, Other, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Lawn, Landscaped, Underground Sprinklers, Rectangular Lot, Sloped Down, Treed
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	October 28th, 2023
Days on Market	44
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	GREATER CALGARY REAL ESTATE
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