

\$799,900 - 16 Hawktree Circle Nw, Calgary

MLS® #A2110907

\$799,900

4 Bedroom, 4.00 Bathroom, 2,353 sqft

Residential on 0.13 Acres

Hawkwood, Calgary, Alberta

MODERN & SPACIOUS FAMILY HOME w/VAULTED CEILINGS an EXCELLENT LAYOUT on a CORNER LOT with COUNTLESS UPGRADES. The second you walk into 16 Hawktree Circle NW and discover the breathtaking VAULTED CEILINGS.....you will know....THIS IS THE ONE! The entry is grande and spacious with a drop down living room creating a classic space for you and your guests to engage. Enjoy large family dinners in the formal dining area with enough room for large celebratory occasions accented by a GRANDE CHANDELIER. Step into the kitchen of your dreams, boasting HIGH END STAINLESS STEEL APPLIANCES including a GAS RANGE, exquisite wood finishing, a generous walk around island, and beautiful stone countertops. Abundant cabinet and counter space provide convenience and functionality. The second living room is a great space for the family to hang out in with windows over-looking the private backyard space. On this floor you'll also find another bedroom which can be used as a HOME OFFICE/STUDY + a 3 piece bathroom, laundry and a mudroom connecting you to your FULLY FINISHED DOUBLE ATTACHED GARAGE. Hand-scraped hardwood flooring graces the main level, complemented by NEW TRIPLE PANE WINDOWS for optimal energy efficiency and sound insulation. The second floor offers three good sized bedrooms including a MASSIVE PRIMARY SUITE w/LUXURY ENSUITE, Double vanities, water



closet, stand up tiled shower and a gorgeous feature STAND ALONE SOAKER TUB. The home is also thoughtfully equipped with CENTRAL AIR CONDITIONING ensuring comfort during Calgary's scorching summers. The developed basement offers plenty of storage space, enhancing the home's practicality with a THEATRE/GAMING SPACE, bar area, another large bedroom + a 3 piece bathroom and large storage area. Relax on the spacious backyard deck, enclosed by stunning pressure-treated wood fencing and accented by sleek metal spindle railings, while the kids enjoy ample play space, making every summer barbecue a memorable occasion while your UNDERGROUND SPRINKLER SYSTEM maintains a lush landscape in both the front and back yards. 2020 ROOF with wind-resistant shingles provides long-term peace of mind and a new garage door, blends curb appeal with functionality. For environmentally conscious homeowners, the property boasts LEVEL II EV CHARGING CAPABILITY and a sub-panel electrical upgrade, ideal for electric vehicles. The south-facing orientation makes it perfect for solar energy, with Enmax having installed a two-way electrical meter, paving the way for future solar installations. TAKE NOTE: Some of the Poly B plumbing has been replaced during the reno with Pex throughout the home. This is an amazing house with TREMENDOUS PRIDE OF OWNERSHIP. Don't miss the opportunity and make this corner lot gem your new family home. Schedule a viewing today and indulge in luxury living in one of Calgary's most desirable and scenic neighborhoods.

Built in 1989

Essential Information

MLS® #	A2110907
Price	\$799,900

Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,353
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Hawktree Circle Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3M2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Other
Roof	Cedar Shake

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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