

\$799,000 - 135 Hawkhill Place Nw, Calgary

MLS® #A2133600

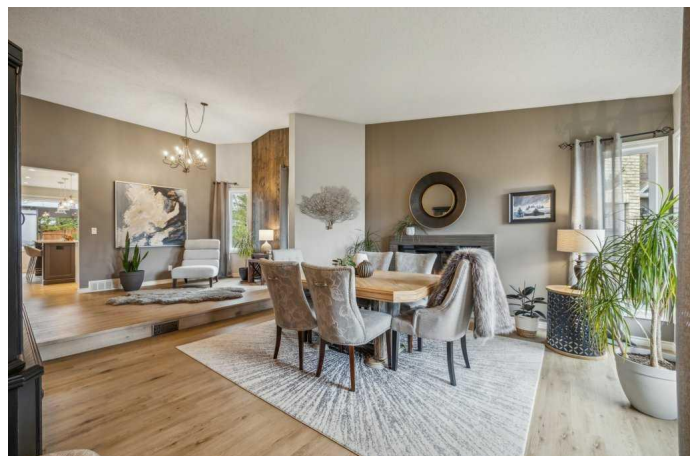
\$799,000

3 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0.22 Acres

Hawkwood, Calgary, Alberta

Welcome to this immaculate 4-bedroom home in Hawkwood on almost a 1/4 acre lot, with 100% Poly B remediation completed! The serene surroundings and thoughtful design create a relaxing haven. As you step into the formal dining room, you'll be greeted by huge southeast-facing windows that flood the room with natural light by day and a wall-mounted fireplace that adds to the ambiance when entertaining guests in the evening. Step up to the living room, which flows seamlessly into the kitchen that dazzles with pristine white cabinetry, sleek white quartz counters, an oversized island perfect for meal prep and gatherings, and top-of-the-line stainless steel appliances, including an induction stove for the gourmet chef. A convenient door off the kitchen leads to the deck, making it easy to fire up the grill for a summer barbecue. The kitchen overlooks the cozy family room, where a gas fireplace flanked by built-in bookcases creates a warm and inviting space for relaxation. From here, you can also access the patio, ideal for a fire pit and enjoying the beautifully landscaped yard. The main floor also includes a dedicated office space or bedroom, perfect for working from home or studying, and a stylish 3-piece bathroom with a single shower unit. The laundry room is conveniently located on this level as well, adding to the home's functionality. Upstairs, the second floor serves as your family's relaxing retreat. Two generous bedrooms share an elegant 3-piece bathroom featuring a



walk-in glass-enclosed shower unit. The spacious primary bedroom is a true sanctuary, complete with a luxurious 3-piece ensuite that includes another walk-in glass-enclosed shower unit. Both bathrooms have been thoughtfully upgraded with modern fixtures and finishes, ensuring comfort and style. The basement expands your living space with a large rec room that's perfect for family game nights or a home theater setup. An enormous storage room provides plenty of space to keep your home organized and clutter-free. Stepping outside, the private backyard is a true oasis. It features a 12x14' gazebo on a large deck, offering a shaded retreat for outdoor lounging. The stone patio is perfect for al fresco dining, while mature trees provide a lush backdrop and a sense of privacy. A fenced dog run ensures your furry friends have a safe place to play, and there's ample space for kids to run around and enjoy the outdoors. Located at the end of a peaceful cul-de-sac, this home offers easy access to a nearby middle school and shopping centers. Hawkwood Community Park and Hawkstone Field are directly opposite the cul-de-sac entrance. The Community Park offers a skating rink (skate park in the warmer months), a small rink for young children, basketball court, pickleball court, and an open & closed baseball diamond. The playground in Hawkstone Field features a zip line! It's the perfect setting for raising a family and entertaining friends, providing a wonderful place to create cherished memories for years to come.

Built in 1986

Essential Information

MLS® #	A2133600
Price	\$799,000
Sold Price	\$855,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,852
Acres	0.22
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	135 Hawkhill Place Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 2nd, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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