

\$799,999 - 36 Hawkwood Road Nw, Calgary

MLS® #A2134462

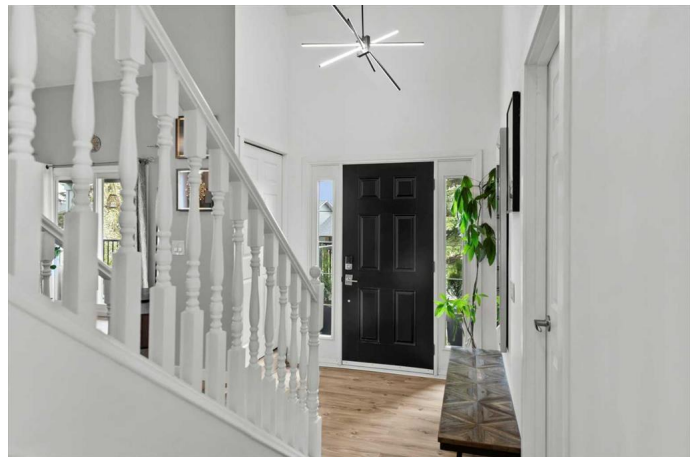
\$799,999

6 Bedroom, 4.00 Bathroom, 2,198 sqft

Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

Are you searching for a move in ready 2 storey home with fabulous curb appeal, and room for your family? How would you feel if that home had a laundry list of upgrades AND a whimsical back yard ripe for entertaining? Welcome to Hawkwood and to your next home that has 5 bedrooms (plus an office space that could certainly be bedroom ready if there were mobility issues) and 3.5 bathrooms. Vaulted ceilings on the front side of the main floor give an unassuming feel to the exterior but pop as soon as you walk in. The great room that has a 15' vault and leads out to a covered South facing patio where you can enjoy morning coffee or a night cap. Step up to the formal dining room and envision your holiday meals, Tuesday night Tacos and sharing about your day. Head into the kitchen and find inspiration from a New York Brownstown with butcherblock counter and brick faade backsplash, plus a breakfast nook overlooking the back yard. The family room has a wood-burning fireplace and provides access to your new favourite space – the back yard. Loads of landscaping, new hot tub, newer deck and a huge rundle stone patio that will be the location of many a delicious BBQ. The main floor is completed with a large laundry room and powder room. Climbing upstairs, the primary bedroom is huge, and you will walk through dual closets to enter the 4 piece ensuite. Enough of cramped bedrooms! You have 2 more spacious bedrooms on this floor, a 4-piece reimagined bathroom and updated



carpet. The lower level is ready for your creative mind as you envision the new version of this area, with 2 bedrooms, 3 piece bathroom and a central bonus room, complimented by several storage areas and garage access. There is quite the list of upgrades over the years: 2013: new roof shingles, and front door. 2015: new hot water tank, spray foam under the living room in the garage for extra insulation. 2016: 2 new furnaces, fascia, soffit, eaves, downspouts, and patio doors. In 2019: Exterior painted with shark skin paint, vinyl windows, Hardy board trim, front deck recovered with a new railing, front yard professionally landscaped, back deck, Rundle Stone patio & pathway, fence, retaining wall with built-in lighting, concrete driveway & steps replaced. 2022: insulation in the attic increased to R50. 2023: Kitchen refresh with cook top, oven, microwave, backsplash and hood fan. There are numerous other cosmetic updates over the past few years and this home shows pretty darn good! Hawkwood has close proximity to Crowchild, John Laurie and Stoney Trail. Find yourself a quick drive into DT or out to the mountains, while enjoying minutes to the shoppes of Crowfoot Crossing, Melcor YMCA, Crowfoot Park, restaurants, schools, pathways and more! Ok, thatâ€™s enough for now â€“ you just must come and see for yourself. Call your trusted agent today and get in before She Gonâ€™.

Built in 1981

Essential Information

MLS® #	A2134462
Price	\$799,999
Sold Price	\$795,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,198
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Hawkwood Road Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1X7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 12th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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