

\$829,900 - 93 Hawkdale Circle Nw, Calgary

MLS® #A2145297

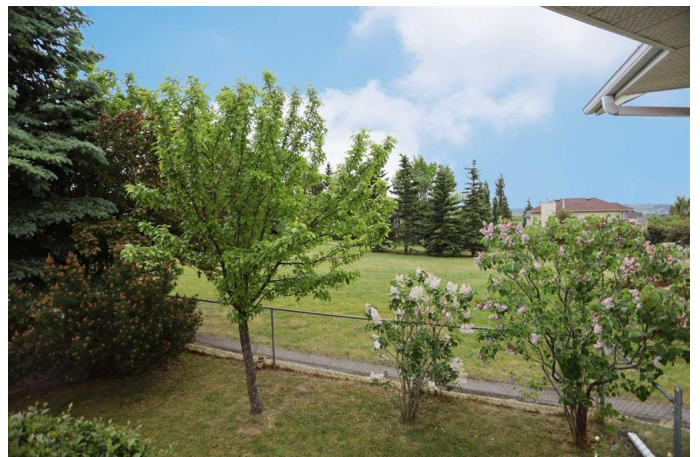
\$829,900

5 Bedroom, 4.00 Bathroom, 2,220 sqft

Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

Siding onto a park in the popular family community of Hawkwood is this fantastic two storey home, located on this quiet crescent with over 3100sqft of developed living space, total of 5 bedrooms, extensive hardwood & laminate floors, eat-in kitchen with granite counters & wonderful open views of the mountains & Canada Olympic Park. Available for quick possession, this fully finished home enjoys soaring vaulted ceilings, 4 full bathrooms, renovated basement & a host of improvements including roof, triple-pane windows & removal of the polyB. Perfect for both entertaining & family living, you'll love the open concept living/dining room with its West-facing bay window & vaulted ceilings, inviting family room with wood & gas-burning fireplace & built-in bookcases, & renovated in 2015, the beautifully upgraded kitchen has granite counters, loads of cabinet space & newer stainless steel appliances including the stove with double convection oven. Upstairs there are 3 lovely bedrooms & 2 full baths...highlighted by the oversized master with walk-in closet, built-in bookcases & jetted tub ensuite with tile floors & separate shower. The basement level - renovated in 2016, is beautifully finished with a big bedroom with walk-in closet, large bathroom with shower (with private access from the bedroom) & fantastic media/rec room with wet bar & projection screen. A bedroom & full bath with shower on the main floor is the ideal set-up for your in-laws, guests or nanny. Backyard is fully



fenced & landscaped, complete with mature trees & new deck/railings (2022). Main floor laundry/mudroom with sink & built-cabinets. In addition to the new roof (2020) & windows (2015), other improvements & extras include low-flow/dual-flush toilets (2014-2016), workbench & cabinets in the garage, underground sprinklers, new motor on the furnace (2022), laminate floors (2022), above grade interior paint (2024) & in 2020, the polyB was replaced with PEX. Hawkwood offers the best of both worlds; you get the charming, family-friendly feel of an established neighbourhood with the modern amenities of a newer, master-planned development. Crowfoot Crossing is less than a 10-minute drive, offering a wide range of services & restaurants, theatres, library, Melcor YMCA & shopping. Highly-desirable & peaceful location just minutes to both neighbourhood elementary schools & nearby junior/high schools, with easy access to University of Calgary, Foothills Medical Centre & downtown. Regardless of how much you spend on designing, renovating & decorating a house in a noisy area, you cannot buy tranquillity. However, if your house is located in a quiet area with convenient transportation & amenities for daily life, there is unlimited potential to achieve a peaceful & pastoral lifestyle, allowing you to live the life you desire. This house has the potential to make your dream life a reality!

Built in 1989

Essential Information

MLS® #	A2145297
Price	\$829,900
Sold Price	\$829,900
Bedrooms	5
Bathrooms	4.00

Full Baths	4
Square Footage	2,220
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	93 Hawkdale Circle Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3L5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Bookcases, Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot, Views

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 16th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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