

**75 Hawkfield Crescent NW**  
**Calgary, Alberta**

**MLS # A2213778**



**\$744,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge in basement, 18 cu ft freezer in basement, water softener, Storage shed in backyard,

\*\*\* OPEN HOUSE Sun May 4, 2025 1:30pm &ndash; 3pm \*\*\* Introducing an extraordinary opportunity in the prestigious community of Hawkwood. This impeccably maintained 3+1 bdrm & 2.5 bath residence offers over 2,600 livable sq ft and is thoughtfully designed to accommodate family living with versatility, comfort, and style. Situated on a corner lot, this home exudes curb appeal with its west-facing exposure and manicured landscaping enhanced by underground sprinklers and mature foliage. Step inside to a flowing, light-filled layout that seamlessly balances formal and informal living. A grand front living room welcomes you with timeless elegance, while the family room features a gas fireplace framed by a classic brick surround&mdash;offering a perfect retreat for quiet evenings or entertaining guests. The kitchen is both functional and inviting, equipped with a full suite of stainless steel appliances, and corner sink perfectly positioned beneath 2 large corner windows, offering an inviting view of the private backyard and allowing natural light to pour in&mdash;making daily routines feel anything but ordinary. The upper level hosts three spacious bedrooms, including a serene primary retreat complete with a private four-piece ensuite and a walk-in closet. A fourth bedroom on the lower level offers flexibility&mdash;ideal for guests, a private office, or multigenerational living. The fully developed basement includes a sprawling recreation space, utility area, and extensive storage capacity. Additional features include main-level laundry, updated flooring, a no-smoking, pet-free interior and the large undeveloped lower level with built in cabinets and shelving for all the storage...Everything has been meticulously cared for and is move-in ready. Exterior highlights include a double attached garage with room for four vehicles (garage + driveway), RV parking with 30 AMP power, and a backyard shed

equipped with electricity&mdash;perfect for tools, hobbies, or additional storage. LOCATION: within walking distance to parks, top-rated schools, shopping, and LRT, and just moments from Calgary&rsquo;s best amenities, this home offers an unparalleled lifestyle in one of NW Calgary&rsquo;s most established neighbourhoods. A rare find&mdash;homes of this calibre and configuration seldom come to market. Discover the space, quality, and value you&rsquo;ve been waiting for.