

184 Hawkwood Drive NW
Calgary, Alberta

MLS # A2217112



\$649,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,343 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		
Inclusions:	Island		

Stupendous Offering!!! Fantastic family home close to shopping, schools, park, pathways, and playgrounds. The kid's school bus stop is only a few steps away. Overall, just a fantastic four-bedroom + Den home! You can't go wrong with this style, especially with the added value of a double-attached garage and a finished basement. The bathrooms have also been updated and remodeled. You'll love the bright, open design on the main floor, featuring an oversized living room with a brick wood/gas fireplace and vaulted ceilings. The kitchen and nook area is well laid out and is close to the semi-formal dining room. The efficient kitchen features classic oak cabinets and provides quick access to the newer rear deck, perfect for BBQ time! The breakfast nook features a bay window that overlooks the large, east-facing rear yard. The large primary bedroom features a spacious closet and a full en-suite. Upstairs, you'll find three bedrooms and two full baths. The basement has been developed to include an extra bedroom, a home office, and a spacious family room. The east-facing backyard oasis offers an entertainer's dream setup, complete with a new upper rear 10' x 9' deck, mature trees for privacy and shade, and is fully fenced. Some other updates include a few windows, a newer high-efficiency furnace, and all polybutylene (Poly B) piping removed. Call your friendly REALTOR(R) to book your viewing now! You don't need to preview! Will not last long... So you can book your appointment quickly. Note: An August 2025 possession date is available.