131 Hawkview Manor Place NW
Calgary, Alberta

MLS # A2226780

$950,000

Division:	Hawkwood
Type:	Residential/House
Style:	2 Storey

Size:	2,762 sq.ft.	**Age:**	1985 (40 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached, Insulated
Lot Size:	0.25 Acre
Lot Feat:	Cul-De-Sac, Pie Shaped Lot

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	Public Sewer
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity, Natural Gas, Sewer Connected, Wat
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	Tool shed

MAJOR PRICE REDUCTION Welcome to this exceptional two-storey walkout home offering over 3,800 sq.ft. of developed living space, nestled on one of the largest lots in Hawkwood—an impressive quarter acre at the end of a quiet cul-de-sac. Surrounded by mature trees, this private and peaceful setting is truly a rare find. Step inside to soaring vaulted ceilings and a dramatic winding staircase, with skylights illuminating the formal living room. Main floor features formal dining with deck access, bright kitchen with granite counters, breakfast nook, large family room with fireplace, wet bar, and patio doors to a private deck with views. Den/office can be used as a 5th bedroom, plus 2-pc bath and access to the double attached garage. Upstairs offers a spacious primary suite with fireplace and luxurious 6- pc ensuite, two additional bedrooms with city views, 4-pc bath, and laundry room. Walkout basement includes games and family rooms, 4th bedroom, 4-pc bath, utility, and storage. Two furnaces, two hot water tanks, irrigation, Vacuflo, security system, garden shed, and freshly painted exterior. Solid and well-maintained with opportunity to update and add value. Steps to parks, schools, Crowfoot, LRT, and major routes.