

157 Hawkstone Manor NW  
Calgary, Alberta

MLS # A2294301



## \$570,000

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CGd44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Track Lighting		

**Inclusions:** none

**\*\*OPEN HOUSE, Sat. May 23, 2-4\*\*** A rare opportunity to own in this well-maintained, friendly complex in Hawkwood. This beautiful two-bedroom walkout bungalow is a corner unit that features a flood of sunlight throughout the day. The open concept main floor features a large kitchen with granite counters and stainless steel appliances. The main floor also has a large office/den, main floor laundry and massive living room with enough room for a large dining room table. A gas fireplace and balcony also highlight the main floor, along with a four-piece bath separate from the primary bedroom. The primary bedroom is large enough for a king bed and offers the privacy of a four-piece ensuite. Another very spacious family room can be found in the lower level, which has another large secondary bedroom and four-piece bath. It also features a gas fireplace and private patio. While there is plenty of storage in the two-car attached garage, this home also has a very generous storage room in the lower level, with an extra refrigerator for overflow items. The current owners had a new motor installed in the furnace and replaced the hot water tank. They also had all the Poly B plumbing removed from the home.