Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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677 Hawkwood Boulevard NW
Calgary, Alberta

MLS # A2294392

$799,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	**Age:**	1987 (39 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Fro		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Cedar Shake, Wood	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Chiminea in backyard & Front porch bench

OPEN HOUSE - SUNDAY, March 29th. Beautifully maintained WALKOUT home with a spectacular SOUTH-FACING backyard in the heart of Hawkwood, offering the kind of space, warmth & setting that families rarely want to leave. From the moment you step inside, the soaring vaulted ceilings & bright, functional layout create an inviting sense of home. Lovingly enjoyed for many years, this property has been a place for raising a family, hosting holidays & special occasions & meaningful celebrations. The main floor offers excellent flexibility with a welcoming front formal room or office, a formal dining room, kitchen with island & corner pantry & a cozy family room with WOOD-BURNING FIREPLACE & gas starter. Main floor laundry, powder room & garage access add everyday convenience. Upstairs, you’ll find 3 bedrooms including a spacious primary retreat with a bay window framing beautiful SOUTH & WEST MOUNTAIN VIEWS, a walk-in closet & a lovely ensuite with freestanding tub & double sinks. The fully developed walkout basement adds exceptional versatility with a SUMMER KITCHEN, 1 bedroom plus an office (could be a 2nd bedroom), fireplace & an abundance of natural light from the large windows. It feels bright and welcoming, making it an ideal space for extended family, multigenerational living, or future secondary suite development potential (illegal suite, subject to city guidelines). Beautifully landscaped with mature trees & shrubs, raised flower beds, stone patio, composite deck, covered & enclosed space below, shed, sprinkler system, gorgeous fountain & blooming trees in the spring. Whether hosting friends, relaxing with the sound of birds at the fountain, or enjoying evening sunsets & mountain views, this outdoor space is something special. Updates include most windows, furnace, newer A/C. Located in a small, friendly community close to

parks, walking trails, dog parks, schools, transit, Crowfoot Crossing, the public library, restaurants, pubs, YMCA, LRT, University of Calgary, Stoney Trail & quick access to the mountains. Steps to Hawkwood School & walking distance to Robert Thirsk and St. Maria Goretti. Lovingly enjoyed as a wonderful family home, this is a rare opportunity to own a property with heart, space & a backyard that truly a showstopper. **Be sure to check out the 3D Tour**

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