

412 Hawkland Place NW  
Calgary, Alberta

MLS # A2295660



## \$800,000

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained home tucked away on a quiet cul-de-sac in the sought-after northwest community of Hawkwood. This inviting property offers a warm and functional layout designed for comfortable everyday living as well as effortless entertaining. The main floor features a bright and welcoming living space filled with natural light, creating an ideal setting for relaxing evenings or gathering with family and friends. The well-appointed kitchen provides generous workspace and storage, seamlessly connecting to the dining area and overlooking the backyard, making it easy to stay connected while preparing meals. Upstairs, you will find spacious bedrooms designed to provide privacy and comfort, offering flexibility for families, guests, or a dedicated home office. The layout supports both growing households and those seeking adaptable living space. The lower level expands the living area with additional room for recreation, hobbies, or a cozy media space, allowing for versatility that suits a variety of lifestyles. This home includes many upgrades including an updated Primary Bathroom. This well-maintained home shows true pride of ownership with extensive updates throughout. Major improvements include two furnaces (2022), air conditioning, humidifier, and a water filtration system (2025). All Poly-B plumbing has been fully removed and replaced (2025) for added peace of mind. Recent interior upgrades (2025) feature luxury vinyl plank flooring, new stair carpet, fresh paint, updated lighting, and renovated ceilings with recessed lighting. The primary bathroom has been fully redone, with new toilets installed throughout. Additional updates include triple-pane windows with blinds (2023), a new front door, garage door (2021) The home also offers updated appliances, including a dishwasher (2025), washer (2023), dryer (2024), and refrigerator (2020). With a roof

and hot water tank, this move-in-ready home has all the major updates already completed. Don't miss out on this rare opportunity - book your private showing today!