

## 90 Hawkmount Green NW Calgary, Alberta

MLS # A2298757



# \$868,000

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, View		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the prestigious Hawkwood community, this beautiful maintained two-storey walkout home offers over 3100 SqFt of developed living space, ideal for a growing family. With 3+2 bedrooms, 3.5 bathrooms, 1 office, and thoughtful feature throughout, this home provides a kid walk safety to school. Upon entering, you'll be captivated by the impressive ceiling in the foyer. The formal living room features a large window and vaulted ceiling, flooding the space with natural light, and is adjacent to the formal dining. The spacious kitchen includes a corner pantry and central island, featuring a large window that overlooks the backyard and playground behind. The generous family room boasts a high ceiling, bay window providing a great view of the park, and a built-in bookcase with gas fireplace. The main floor has a den that can serve as a home office or guest room. The mud room with laundry and sink, a half bathroom. Upstairs has a master bedroom with some windows, 4 pc ensuite, along with a large walk-in closet. Two additional bedrooms, each with a spacious closet, and a 4 pc bathroom with skylight to complete this level. The fully developed walkout basement offers a large rec room, a full bathroom and two more bedrooms. Enjoy the landscaped backyard that is perfect for outdoor activities and relaxation. You can walk through the backyard gate to green space and playground. Conveniently located within walking distance to public transit, school, gas station, this location is perfect for family seeking both convenience and tranquility. Don't miss this opportunity to move into this well-established community and well-maintained home. Upgraded recently: Fresh Printing(2026), New garage door(2025), Roof(2021)