

**215 Hawktree Circle NW  
Calgary, Alberta**

**MLS # A2305784**



## \$919,900

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,197 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Low Maintenance Landscape, No Back Lane, No		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<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>	-

**Features:** Chandelier, Closet Organizers, French Door, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement: Electric Stove, Refrigerator, Washer, Dryer

**\*\* Open House Sat. 1:00 to 3:00 \*\* LOTS OF OPPORTUNITY** with this move-in ready, renovated, walkout home, on a huge lot, with A LEGAL SUITE. This is a big, bright, renovated home with large rooms and optimum layout. There are separate spaces for everyone, including 5 bedrooms (3 + 2) plus a main floor den, and the over 10,000 square foot lot. Standout features are the central stairwell and towering ceiling, fireplace and wall unit, balcony across the back of the house, and a private view from every room. The suite occupies the full basement, and advantages include separate entrance and laundry, 2 big bedrooms, large living room, and covered patio. Fresh renovations of upper floors are new full kitchen, flooring, painting, and vanities. Work completed in recent years includes all vinyl windows, balcony with duradek and aluminum railing, and basement layout with suite (or spice kitchen). There are other refreshed finishes throughout. The bright, open-concept main floor has a big foyer, two living spaces, two patio doors, two dining spaces, a den, laundry room, and a tucked-away bathroom. The kitchen is super functional with gas-stove, island, and over-generous cabinets. Upstairs there are 3 large bedrooms, and main bathroom with large vanity and linen closet. The primary bedroom is complete with French doors, walk-in closet, ensuite with skylight over the soaker tub, and a bonus side room ideal for nursery, study, or quiet space. The double garage has a high ceiling and side entrance. The oversized private backyard is fenced, and works for pets, kids' playground, gardening, or customizing for you. This well-established Northwest community has walking paths, multiple schools, and easy access to shopping and main roads. This is a must see one-of-a-kind property in a desired location set back from a quiet street.