

## 47 Hawkside Park NW Calgary, Alberta

MLS # A2310206



# \$679,900

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** All light fixtures, all window coverings and brown couch basement.

This spacious villa with over 3,000 sq ft of total living space has been EXTENSIVELY RENOVATED and is in pristine condition. Upon entry, you will notice the OPEN-concept layout and numerous renovations. Let's begin with the kitchen, which was completely redone for a contemporary look, featuring stainless-steel appliances, QUARTZ countertops and a ceramic backsplash. A large island with additional cabinet space was added and can also serve as a breakfast bar. The kitchen is open to the dining area and the living room. The dining area has ample space for a table that seats 10, and the living room is very cozy with its fireplace. From the living room, you walk out to your west-facing deck to enjoy the sun. The primary bedroom is spacious and comes with a fully renovated 4-pc ENSUITE with QUARTZ countertop, IN-FLOOR HEATING, and beautiful ceramic floor tiles. There are two more potential bedrooms on this floor, currently used as an office and a reading room. These two bedrooms come with a fully renovated 4-pc bathroom with a QUARTZ countertop and lovely tiles. A laundry room completes this level. The basement adds an impressive amount of additional living space. There is ample room for a pool table, and there is a very cozy family room with a fireplace. Another spacious bedroom, with an EGRESS WINDOW and a fully renovated 4-pc bathroom, can also be found here. A huge storage area in the utility room completes this functional basement space. This property comes with a double attached garage with a furnace hook-up already installed. The location of this unit within the complex is tranquil. The complex is self-managed and is in excellent financial and physical shape. The board replaced all windows and the deck doors, vinyl and railings and added attic insulation for all units. It is NOT an age-restricted complex, so kids are

more than welcome. The location is very convenient with Hawkwood Uplands Hillside Park (including an OFF-LEASH AREA) and the Hawkwood Community Garden just steps from your front door, making it easy to walk your dog, jog, or bike right nearby. Multiple schools and shopping areas are close by, and you are on your way to the mountains in minutes. Don't hesitate and book your showing today!