

**191 Hawkville Close NW**  
**Calgary, Alberta**

**MLS # A2201946**



**\$797,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,852 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	Breakfast Bar, Chandelier, High Ceilings, No Smoking Home		

**Inclusions:** 2 House Keys, 1 Mail Key, NEST & RING smart home devices, Garden Shed, Trampoline

\*\*\*OPEN HOUSE: SATURDAY, MARCH 15 and SUNDAY, MARCH 16 FROM 2 PM TO 4 PM\*\*\* CUSTOM DESIGNED MODERN KITCHEN | RECENT RENOVATIONS | CORNER LOT WITH RV PARKING PAD | BRAND NEW TRIPLE PANE WINDOWS | LUXURIOUS ENSUITE | Hosting the next family birthday party has never been easier&hellip; yeahhh right (It can be made simpler in this home so KEEP READING). Have you been searching for that home for your growing family where you can stay until they leave the nest? Picture your guests arriving to the party, feeling like VIPs with so much parking on this CORNER LOT (but one side sidewalk). They notice the CURB APPEAL, and admire the stylish black trimmed windows. You quickly welcome them, since you are preparing your signature dishes in your renovated kitchen with 10-FOOT GRANITE COUNTERS and extra FULL HEIGHT CABINETRY. Conveniently, the recipe to wow your guests is displayed on the LED Wi-Fi FRIDGE. One of the guests asks where the beverages are from the OPEN SUNKEN FAMILY ROOM, and you point to where they can get it. Sizzling BBQ smells waft inside and you can see your partner outside on the MASSIVE DECK w/ PERGOLA. They are also watching the kids/pets play safely in the private backyard W/ RV PARKING GATE AND PAD. You think to yourself, when all the guests arrive, they&rsquo;ll be comfortable with the A/C (2021) pumping, but luckily you have ALL TRIPLE PANE WINDOWS to ensure efficiency, and also noise reduction for your lovely neighbours. With more people coming, having the front living room (or massive dining room) will make them wonder at your ability to host the best parties! Your job is to also give the best memories to your family, but you&rsquo;re already loving the thought of relaxing in your SOAKER TUB after in your 5-PC

ENSUITE w/ IN-FLOOR HEAT next to your WALK-IN CLOSET w/ built ins. Some birthday games are planned for later in the basement, which is finished except for the roughed-in bathroom ready for your personal style (or keep it as a home gym because you ate too much cake). You're so happy that you and your partner decided to move your family here with its conveniences: groceries (5 mins), K-12 schools nearby, public library, YMCA, and a ton of shopping, entertainment, restaurants (5 mins)! ACTIVE FAMILIES can find great outdoor adventures in the many parks, playgrounds, walking/biking paths, and connection to nature at NOSE HILL PARK (9 mins). Since this is your forever home, you have peace of mind with recent updates: Roof (2019), all appliances (2021), LUXURY VINYL PLANK (2021). Make sure to come see why your family deserves to live here!