

**110 Hawkmount Green NW**  
**Calgary, Alberta**

**MLS # A2202329**



**\$749,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,922 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** n/a

OPEN HOUSE SUNDAY MARCH 16th from 1:00-3:00pm...Nestled on a quiet crescent in upper Hawkwood with its own park and green space, this spotless, meticulously maintained and thoughtfully upgraded two storey home offers over 2600 square feet of living space. The south facing, fully fenced, corner lot offers a very large RV parking space and still lots of grassy area a raised cedar deck with aluminum and glass railings and cozy ground level concrete slab patio. A fiberglass storage shed gives you a place for all your lawn and yard implements to keep your insulated garage clear for more important things. Don't miss the newer stylish garage door as only part of the stunning curb appeal. Inside you are greeted with vaulted ceilings and hardwood floors that were installed in 2004 and refinished in 2022. The traditional plan has a formal living and dining area, a spacious kitchen with granite counters, tile backsplash, abundant cabinetry and space to really cook. There is a family room in addition to a den/office and a two-piece powder room to complete this level. Upstairs you will find three bedrooms all larger than average including a primary with a four-piece ensuite and a shared bath for the other two. The fully finished basement is beyond functional and quite attractive. The transition lot allows sunshine windows in the rec room area, which is split into two parts. A living/tv area and a large games area. Perfect for the whole family. There is also a bedroom and a three-piece bath. There is a new furnace, humidifier and thermostat (2024) and central air conditioner (2022). The abundant windows on the property are all in good shape due to maintenance and the metal cladding on the exterior. This is a fantastic move-in ready offering in the always desirable North West community of Hawkwood with its top-notch schools, access to transit and shopping and

multiple options for driving. It doesn't get much better. Come and see for yourself today!