

**116 Hawkcliff Way NW**  
**Calgary, Alberta**

**MLS # A2211210**



**\$774,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** storage Shed, Security cameras, door bell cameras, digital thermostat

Welcome Home! This charming home has been well maintained and beautifully updated. Situated on a spacious corner lot surrounded by mature trees with RV parking, this property offers a perfect blend of comfort, style, and functionality. Boasting 3+1 bedrooms and 2.5 bathrooms, this modern home has space and comfort for the whole family. Step inside to discover a bright and open layout. The main living room has large windows that fill the area with natural light, and refinished maple hardwood flooring that flows throughout the main level. The beautifully renovated kitchen is a show stopper, featuring timeless white cabinetry, sleek quartz countertops, a centre island perfect for meal prep and gatherings, and an abundance of storage to keep everything organized. You will love the window overlooking the back yard and the dining space for your family meals. The cozy back family room hosts a charming wood-burning fireplace &mdash; perfect for curling up on cool evenings. A main floor powder room and laundry area add to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a private 3-piece ensuite and double closets. The additional two bedrooms share an updated 4-piece bathroom. The developed basement offers a fourth bedroom, a large recreation room, and plenty of storage options. You will love spending time in your large back yard boasting a concrete patio perfect for summer BBQs and relaxing in the sun, along with a handy storage shed to keep your tools and gear tucked away. This great home is complete with a double attached garage and offers easy access to John Laurie Boulevard. Conveniently located close to both Catholic and Public schools, shopping, C-Train and other everyday amenities in the Crowfoot area. Nestled in the heart of sought after community of

Hawkwood, well known for it&rsquo;s active community association making it a desirable place to live. This home also has many recent updates including Furnace, A/C and HW tank in 2021, some windows have been replaced and there is 50 amp electrical in back yard for either an RV or hot tub.