

200 Hawkbury Close NW  
Calgary, Alberta

MLS # A2158955



## \$849,000

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*\*\*\* OPEN HOUSE: Saturday, September 21, 2024. 1:00PM-3:00PM \*\*\*\* In this quiet cul de sac sits this beautiful 2 storey home boasting over 3000 sq ft of turn key, ready to move in, living space! With 4 generously sized bedrooms and 3.5 bathrooms, the walkout to grade basement into the landscaped backyard is just an extra bonus. The main level features formal living and dining rooms in addition to the family dining and family room. The kitchen features granite countertops with stainless steel appliances and the balcony overlooking the back yard. Completing this level is the half bath and laundry room tucked near the double OVERSIZED attached garage entry. Upstairs you'll find all the bedrooms complete with the guest bath and primary bedroom plus ensuite. Both bathrooms have been tastefully renovated including a separate soaker tub and dual vanity in the master ensuite. In the basement, there is an office/den, full bathroom, kitchenette along with a rec room that is finished for all your lounging needs! Additional upgrades include: RV parking, new doors, new windows, new garage door, potlights, 2 newer furnaces, 2 newer hot water tanks, along with PEX plumbing throughout! Come take a look at the value beyond the beautiful finishes throughout this home!