

\$950,000 - 88 Hawkwood Hill Nw, Calgary

MLS® #A2199605

\$950,000

5 Bedroom, 4.00 Bathroom, 2,207 sqft
Residential on 0.19 Acres

Hawkwood, Calgary, Alberta

It's time to get excited for this extensively renovated family home that includes a gorgeous one bedroom (illegal) basement suite in one of the most park-like locations in Hawkwood! This unique property features a private, very large, landscaped backyard with covered concrete patio and a huge balcony with sunny exposure. The house has replaced siding with an extra dose of insulation, triple pane windows, newer roof (2018) w/solar panels (2022) increasing efficiency and saving you up to \$150/mth on your electricity bills. This home was fully renovated in 2018. It boasts a modern custom designed kitchen with clean lines and plentiful, well thought out storage. You're going to enjoy the Induction, easy to clean cook top and convection oven for all your homemade dishes & the dishwasher is stylishly incorporated into the cabinetry adding to the sleekness and timeless appeal of the kitchen. With its massive eat at island featuring tasteful quartz counter tops, back splash and convenient hidden utensil and recycling sorting drawers, you're going to feel like you're on your own cooking show! The family room opens up to your outdoor living space & balcony, and on those cold winter days provides a cozy high efficiency gas fireplace. Built in storage and shelving surrounds the fireplace where you can display your family keepsakes and photos as well as keep your living room tidy. The living room at the front of the house is spacious and opens up into the dining room with french sliding



doors for added privacy. All rooms boast extra large floor to ceiling windows with tasteful window coverings. The powder room located on the main floor is large and is incorporated into the conveniently located mudroom showcasing an energy efficient washer & dryer, an abundance of storage, clothes sorting counter and hanging space to dry items! Moving on to the upper level that includes FOUR bedrooms with custom built in closets and an exceptionally large primary suite. The ensuite has an ultramodern wet room with rain shower head and soaker tub, floor to ceiling tiles, double sink vanity with lots of storage, and heated towel rack. Tasteful decor continues throughout including modern SOLID CORE bedroom and bathroom doors and SOLID wood trim. The upstairs 4 piece bath includes a very spacious walk in shower with unique tile work. All 4 FULLY UPDATED bathrooms are neutral, functional and tastefully designed. The walk out basement is a must see, with a BRIGHT one bedroom (w/ egress window), one bathroom suite (illegal) with its own entry accessible from the outside. It includes a huge modern eat in kitchen & large living space that features floor to ceiling windows to look out on the mature, sunny and private back yard! The house is surrounded by parks and extensive naturalized pathways. There is plenty of off leash areas for your four legged family members. The mature trees makes the setting park-like and serene. This property is in an environment that feels like you're on holidays! Don't miss your chance!

Built in 1981

Essential Information

MLS® #	A2199605
Price	\$950,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	88 Hawkwood Hill Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3C6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	High Efficiency, Forced Air, Natural Gas, Fireplace Insert, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Private, Street Lighting, Views, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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