



131 Hawkview Manor Place Calgary Alberta

\$950,000

MAJOR PRICE REDUCTION Welcome to this exceptional two-storey walkout home offering over 3,800 sq.ft. of developed living space, nestled on one of the largest lots in Hawkwood--an impressive quarter acre at the end of a quiet cul-de-sac. Surrounded by mature trees, this private and peaceful setting is truly a rare find. Step inside to soaring vaulted ceilings and a dramatic winding staircase, with skylights illuminating the formal living room. Main floor features formal dining with deck access, bright kitchen with granite counters, breakfast nook, large family room with fireplace, wet bar, and patio doors to a private deck with views. Den/office can be used as a 5th bedroom, plus 2-pc bath and access to the double attached garage. Upstairs offers a spacious primary suite with fireplace and luxurious 6- pc ensuite, two additional bedrooms with city views, 4-pc bath, and laundry room. Walkout basement includes games and family rooms, 4th bedroom, 4-pc bath, utility, and storage. Two furnaces, two hot water tanks, irrigation, Vacuflo, security system, garden shed, and freshly painted exterior. Solid and well-maintained with opportunity to update and add value. Steps to parks, schools, Crowfoot, LRT, and major routes. (id:6769)

Primary Bedroom 18.67 Ft x 17.25 Ft
Laundry room 9.92 Ft x 5.92 Ft
Bedroom 13.50 Ft x 10.58 Ft
4pc Bathroom 11.00 Ft x 5.92 Ft
6pc Bathroom 14.92 Ft x 13.92 Ft
Bedroom 14.58 Ft x 12.25 Ft
Family room 39.00 Ft x 18.00 Ft
Bedroom 16.25 Ft x 12.58 Ft
4pc Bathroom 8.92 Ft x 4.92 Ft

Living room 16.10 Ft x 13.11 Ft
Dining room 12.58 Ft x 10.58 Ft
Kitchen 12.42 Ft x 11.92 Ft
Breakfast 14.67 Ft x 8.92 Ft
Family room 16.92 Ft x 13.92 Ft
Den 10.00 Ft x 10.00 Ft
Foyer 8.00 Ft x 8.00 Ft
2pc Bathroom 8.25 Ft x 3.42 Ft

Listing Presented By:



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