



48 Hawkwood Way Calgary Alberta

\$818,888

****CHECK OUT THE VIDEO TOUR**** Tucked away on a quiet, family-friendly street in Hawkwood, one of Calgary's most conveniently connected NW communities, this meticulously maintained 3 BED, 2.5 BATH home is more than just a place to live, it's a LIFESTYLE sanctuary. Blending original architectural charm with continuous, high-quality upgrades over the years, this home has been transformed into a serene and modern retreat. With a HUGE pie-shaped lot, mature landscaping, a show-stopping backyard garden, and nearly every inch thoughtfully improved, this is a RARE opportunity to own this STUNNING home. Whether you're a growing family, a couple seeking space to work & recharge, or a downsizer with a green thumb looking for a quiet place to call home, this residence offers an exceptional balance of comfort & charm. NEW Furnace & AC & Heat Pump (2024), water softener (2022), architectural roof shingles (2017) & upgraded triple-glazed windows (2013) give peace of mind and a fresh, modern feel. As you enter, you're immediately greeted by a MAGNIFICENT vaulted & wood ceiling. Original architectural details such as warm-toned wainscoting have been preserved and tastefully paired with rich hardwood floors, glass-paneled stair railings & modern lighting for a seamless blend of tradition & modern design. The main floor is anchored by an expansive formal living room, a bright & inviting space with a soaring ceiling, large windows & a full-height tiled gas fireplace (2020). Adjacent to the living room is the large formal dining area, perfectly positioned beneath the dramatic vaulted ceiling. The chef's kitchen strikes a perfect balance between style & function. Fully renovated in 2008 and still impressively current, it features espresso-toned full-height cabinetry, granite countertops, tile backsplash, and quality stainless-steel appliances. Step outside and be transported to your own ...

Recreational, Games room 11.67 Ft x 15.25 Ft

Storage 6.42 Ft x 5.08 Ft

Den 9.83 Ft x 10.33 Ft

Storage 16.42 Ft x 17.08 Ft

Furnace 12.00 Ft x 21.50 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Kitchen 11.17 Ft x 13.17 Ft

Laundry room 8.92 Ft x 6.00 Ft

Living room 12.33 Ft x 16.58 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

3pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 8.92 Ft x 10.58 Ft

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
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Breakfast	9.08 Ft x 5.42 Ft	Bedroom	12.33 Ft x 9.92 Ft
Dining room	13.25 Ft x 11.92 Ft	Loft	10.42 Ft x 11.58 Ft
Family room	12.25 Ft x 14.75 Ft	Primary Bedroom	11.08 Ft x 15.08 Ft