



86 Hawkdale Circle Calgary Alberta

\$949,900

Beautifully maintained walkout bungalow, custom-built by Janssen Homes, boasting over 3500sqft of living space and located on a quiet street across from a park. The main floor is warm & bright with lots of natural light and features a sunken living room with vaulted ceilings, spacious formal dining room with bay windows, cozy family room with built-in wall unit, hardwood floors & gas fireplace and a huge kitchen with lots of cabinet & counter space that leads into the breakfast nook with wraparound windows. Also on this level is the master bedroom with a double-wide tiled shower & big walk-in closet, another bedroom adjacent to the main 4pc bathroom, mudroom with laundry and access to your maintenance free wrap-around west facing sunroom. The fully finished walkout basement consists of two more bedrooms, full bathroom, office/5th bedroom and a huge TV/recreation/games room with corner eat-up bar. West backyard with RV parking & covered patio complete this fabulous home in the desirable community of Hawkwood which offers lots of green space with great pathways & playgrounds, amazing schools and easy access to shopping, transit & all major routes. Located just minutes from the YMCA, Public Library, Foothills Hospital, University of Calgary, Costco, Superstore & Crowfoot Shopping Centre with all its amenities, restaurants & shopping! List of all the upgrades & highlights of this home can be found in Supplements but here's the major ones: Roof, Furnace, Hot Water Tank, Air Conditioner, Solar Panels, Windows, Garage Door, Irrigation System and the list goes on!! (id:6769)

Recreational, Games room 34.33 Ft x 27.75 Ft
 Bedroom 16.25 Ft x 10.75 Ft
 Office 14.67 Ft x 8.83 Ft
 Bedroom 13.33 Ft x 12.33 Ft
 3pc Bathroom Measurements not available
 Furnace Measurements not available
 Living room 15.08 Ft x 13.42 Ft
 Primary Bedroom 19.08 Ft x 13.17 Ft
 Dining room 15.25 Ft x 10.33 Ft

Bedroom 12.08 Ft x 9.42 Ft
 Kitchen 12.58 Ft x 12.00 Ft
 Sunroom 22.33 Ft x 18.42 Ft
 Breakfast 9.92 Ft x 9.17 Ft
 Laundry room 8.08 Ft x 5.92 Ft
 Family room 17.83 Ft x 12.42 Ft
 4pc Bathroom Measurements not available
 Foyer 9.42 Ft x 5.92 Ft
 4pc Bathroom Measurements not available

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Originally Listed by:
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