



# 105 Hawkbury Close Calgary Alberta

\$819,000

New Price!!! Nestled in a serene cul-de-sac within the highly sought-after NW community of Hawkwood, this lovingly maintained original-owner family home offers over 3,000 square feet of beautifully finished living space. Blending comfort and style with the added convenience of central air conditioning, this home is situated on a private pie-shaped lot that backs onto lush green space and playing fields, offering panoramic city and mountain views. Outdoor living is a highlight of this property, with both a raised deck and a lower deck perfect for soaking in the stunning surroundings. Two enclosed porches provide sheltered seating, creating ideal spaces for year-round enjoyment. The expansive backyard with unobstructed views adds a touch of tranquility to daily life. Inside, the home is filled with natural light and meticulously maintained. Gleaming hardwood floors flow throughout the main living spaces, enhancing the sense of warmth and elegance. The bright and spacious kitchen, with a large eating area surrounded by windows, offers captivating views of the verdant landscape. Adjoining the kitchen, the inviting family room features a cozy wood-burning fireplace, perfect for unwinding in the evenings. For more formal gatherings, the elegant living room overlooks a mature spruce tree in the front yard and flows seamlessly into the formal dining room, providing an ideal setting for special occasions. The large primary bedroom upstairs, complemented by an adjacent den, showcases large windows with stunning views of the city skyline and the Rocky Mountains. The fully developed walkout basement significantly enhances the livability of the home. It features a private bedroom, a 4-piece bathroom, a spacious recreation room, ample storage, and a second gas fireplace—ideal for hosting guests or creating a retreat-like space. Located just a short walk from Hawkwood School and...

Furnace 7.58 Ft x 10.42 Ft

Recreational, Games room 21.50 Ft x 9.92 Ft

Storage 4.00 Ft x 7.00 Ft

Family room 27.50 Ft x 11.92 Ft

4pc Bathroom 8.50 Ft x 9.08 Ft

Sunroom 11.00 Ft x 11.42 Ft

Dining room 13.67 Ft x 10.17 Ft

Other 11.67 Ft x 11.42 Ft

Other 10.33 Ft x 11.50 Ft

Family room 18.92 Ft x 12.00 Ft

Pantry 1.42 Ft x 2.08 Ft

Sunroom 10.83 Ft x 11.92 Ft

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Listing Presented By:



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CIR

REALTY

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Bedroom 8.25 Ft x 15.08 Ft  
Other 4.00 Ft x 4.25 Ft  
Other 5.50 Ft x 4.75 Ft  
Living room 12.00 Ft x 15.25 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft  
Laundry room 11.00 Ft x 9.33 Ft  
Bedroom 10.92 Ft x 9.00 Ft