



202 Hawktree Bay Calgary Alberta

\$779,900

****Welcome to 202 Hawktree Bay NW****, an updated home tucked into a peaceful cul-de-sac in the highly sought-after community of Hawkwood. Set on a sunny corner lot with no sidewalks to shovel, this property features a beautifully landscaped, private yard with mature trees, an apple tree, a dedicated vegetable garden, and a striking piece of Mt. Rundle stone adding character to the front yard. The expansive back deck offers the perfect setting for summer BBQs and outdoor entertaining. Inside, the home combines thoughtful design with practical comfort—featuring refinished hardwood floors, custom stonework around the fireplace, and smart lighting throughout the main and lower levels. The main floor includes a front den that can easily be used as a fourth bedroom, ideally situated next to a full bathroom, making it perfect for guests or multigenerational living. Convenient ****main floor laundry**** adds to the everyday ease of this home. Upstairs, the primary suite offers a peaceful retreat complete with a private ensuite, while two additional generously sized bedrooms and a full bathroom provide ample space for the whole family. The fully finished basement expands your living space with a cozy movie theatre room featuring riser seating options, a gym or playroom, a large utility/storage room, and an additional bedroom and full bathroom (note: basement windows may not meet current egress standards). Comfort and efficiency are top of mind with two fireplaces—one gas and one wood-burning with gas assist—central A/C, two hot water tanks, a water softener, and a dechlorinator system. The kitchen and basement feature upgraded Pella triple-pane windows with built-in blinds. Additional modern conveniences include an app-connected smart lighting system and remote-controlled garage door. Parking and storage are abundant with a double attached heated garage, a fully powered detach...

Media 22.33 Ft x 12.50 Ft

Bedroom 15.08 Ft x 9.92 Ft

Other 6.00 Ft x 5.58 Ft

3pc Bathroom 7.42 Ft x 6.67 Ft

Furnace 18.75 Ft x 14.92 Ft

Living room 12.00 Ft x 10.92 Ft

Foyer 5.33 Ft x 4.08 Ft

Bedroom 11.33 Ft x 9.08 Ft

Laundry room 5.00 Ft x 3.83 Ft

Other 9.50 Ft x 4.00 Ft

3pc Bathroom 5.92 Ft x 5.42 Ft

Primary Bedroom 12.42 Ft x 11.25 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.heartandsoldyyyc.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

| | | | |
|-------------|---------------------|--------------|--------------------|
| Kitchen | 14.83 Ft x 11.00 Ft | Other | 6.08 Ft x 4.75 Ft |
| Dining room | 13.25 Ft x 11.92 Ft | 4pc Bathroom | 10.25 Ft x 6.08 Ft |
| Breakfast | 9.25 Ft x 7.50 Ft | Bedroom | 11.25 Ft x 9.25 Ft |
| Family room | 20.00 Ft x 13.08 Ft | | |