



## 513 Hawkstone Drive Calgary Alberta

\$729,900

Welcome to 513 Hawkstone Drive NW.....this beautifully maintained solid one-owner home is just what you are looking for to call YOUR new home AND it has NO Poly-B plumbing. Located in the desirable neighborhood of Hawkwood with a floorplan suitable for a growing family or downsizers looking for a single level home. This 4 bedroom bungalow has over 3100sqft of finished living space and has been meticulously maintained over the years which is evident once inside. You are greeted with flawless hardwood flooring into your main living room and dining room with a vaulted ceiling; moving into your kitchen with ample cabinetry & counter space, the pantry is a dream with the depth and wooden shelving (no wire shelving here) and your bright breakfast nook overlooking into your cozy family room with wood burning fireplace and stunning built-ins, family is always connected. Your Primary bedroom is a large size with a walk-in closet and ensuite with separate shower and jetted tub, completing the main floor are 2 more generous bedrooms, main 4pc bathroom, linen & utility closet and laundry area. The lower level is fully finished with multiple areas for recreation, games, gym, home office, home schooling, hobby room, whatever your needs, the space is here. Finishing off the lower level is a 4th bedroom, 3pc bathroom and large utility/storage room. Your new home has been freshly painted top to bottom (Sept 2024) and the Poly B plumbing has been completely replaced (July 2024) for your peace of mind and no hassle for you with insurance or replacement/leaking. Roof & windows replaced 2014/2015. New Stove July 2024. The double attached garage is insulated, drywalled and painted and has a window allowing for natural light as well as a convenient side man-door. Your yard is a manageable size with a rear deck off your patio doors and a stone patio creating multiple usable areas; backing...

Bedroom 12.75 Ft x 9.75 Ft  
 Recreational, Games room 33.75 Ft x 24.67 Ft  
 Other 17.75 Ft x 12.83 Ft  
 Furnace 23.17 Ft x 15.67 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Living room 15.75 Ft x 10.92 Ft

Breakfast 7.83 Ft x 13.67 Ft  
 Family room 13.92 Ft x 13.50 Ft  
 Primary Bedroom 14.50 Ft x 14.25 Ft  
 Bedroom 11.83 Ft x 10.25 Ft  
 Bedroom 10.25 Ft x 9.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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Dining room 11.50 Ft x 14.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 11.67 Ft x 9.42 Ft