



72 Hawkey Valley Road Calgary Alberta

\$685,000

****PRICE IMPROVED!! ** OPEN HOUSE SAT JUN 7 130PM TO 330PM**** Nestled in a charming, established neighborhood with towering mature trees, this beautifully updated 4-level split home offers the perfect blend of modern comfort and timeless appeal. Backing onto a serene green space with an off-leash dog area, this 3-bedroom, 3-bathroom gem is ideal for families, pet owners, or anyone craving a peaceful retreat with access to parks, bike paths, walking trails, and abundant wildlife. Step inside to a bright and airy interior, freshly painted throughout with updated carpeting and flooring. The heart of the home is the open-concept main level, where a wall removal between the living room and kitchen creates a seamless flow. Large bay windows flood the space with natural light, highlighting the vaulted living and dining areas. The reimagined kitchen is an entertainer's dream, featuring freshly painted oak cabinetry, all-new countertops, a custom-designed island, two sinks, new faucets, and stylish tile backsplash. Modern appliances, including a new fridge/freezer, dishwasher, and microwave with hood vent, complete the space. The third level is a cozy haven, boasting a massive family room with a charming wood-burning fireplace, a 4-piece bathroom, and a patio door leading to a spacious, fully fenced backyard—perfect for kids, pets, or summer barbecues. The adjacent green space transforms into a winter wonderland for tobogganing or a summer playground for kite-flying and bike riding. A practical "mudroom" area by the back sliding door keeps gear organized and makes cleaning up after outdoor adventures a breeze. Upstairs, three generously sized bedrooms await, with the primary suite offering a refreshed 3-piece ensuite with new tiles, countertop, sink, and faucet. A second 4-piece bathroom ensures convenience for family or guests. The fourth level features a large laundry room...

Laundry room 10.33 Ft x 8.92 Ft

Furnace 11.92 Ft x 4.92 Ft

Recreational, Games room 25.33 Ft x 18.33 Ft

4pc Bathroom 8.33 Ft x 6.17 Ft

Kitchen 12.92 Ft x 12.33 Ft

Dining room 11.58 Ft x 10.33 Ft

Living room 19.33 Ft x 13.92 Ft

Primary Bedroom 13.42 Ft x 11.92 Ft

Bedroom 10.58 Ft x 9.42 Ft

Bedroom 9.58 Ft x 9.17 Ft

3pc Bathroom 7.50 Ft x 4.58 Ft

4pc Bathroom 7.50 Ft x 6.83 Ft

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