



## 8 Hawkhill Way Calgary Alberta

\$770,000

OPEN HOUSE - SATURDAY MARCH 29th 2pm-4pm \*\*\*\* Welcome to this beautifully maintained 4-bedroom, 3-bathroom home in the highly sought-after community of Hawkwood. Offering 2,100 sq. ft. above grade, this spacious 4-level split showcases one of the most desirable layouts, complete with a walkout third level and a private backyard retreat. The oversized 25' x 23' attached garage is a dream for hobbyists and car enthusiasts alike, featuring 240V power, a gas line for a future heater, and a large crawl space for extra storage - perfect for seasonal gear and tools. Inside, the main floor features a well-appointed kitchen with a 43" gas range, granite countertops, a wine refrigerator, and a large island with sit-up breakfast bar - ideal for cooking, hosting, and everyday living. Relax by one of three gas fireplaces, including a stunning feature fireplace in the living room inspired by the iconic Chateau Lake Louise. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a generous primary suite with its own gas fireplace, a 3-piece ensuite, and a full wall closet. The walkout third level (also entirely above grade) offers flexible living with a fourth bedroom or home office, a laundry/mudroom, and a cozy family room with another gas fireplace and access to the backyard. Additional highlights include rich hardwood flooring throughout, plus a new furnace and humidifier installed in 2022. Ideally located just steps from the scenic Hawkcliff Ravine, you'll enjoy direct access to off-leash parks and walking paths—perfect for outdoor enthusiasts and pet lovers alike. This is a rare opportunity to own a thoughtfully designed home that perfectly blends comfort, functionality, and location. Don't miss out! (id:6769)

Family room 19.67 Ft x 13.08 Ft  
Bedroom 13.08 Ft x 10.75 Ft  
Laundry room 7.42 Ft x 5.33 Ft  
Other 7.75 Ft x 5.42 Ft  
4pc Bathroom 9.50 Ft x 7.42 Ft  
Furnace 7.67 Ft x 3.17 Ft  
Living room 20.67 Ft x 15.58 Ft

Dining room 10.92 Ft x 10.58 Ft  
Foyer 4.33 Ft x 3.75 Ft  
Other 15.33 Ft x 3.58 Ft  
Primary Bedroom 13.25 Ft x 13.17 Ft  
3pc Bathroom 7.67 Ft x 4.92 Ft  
Bedroom 11.17 Ft x 10.33 Ft  
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Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 13.58 Ft x 11.83 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft