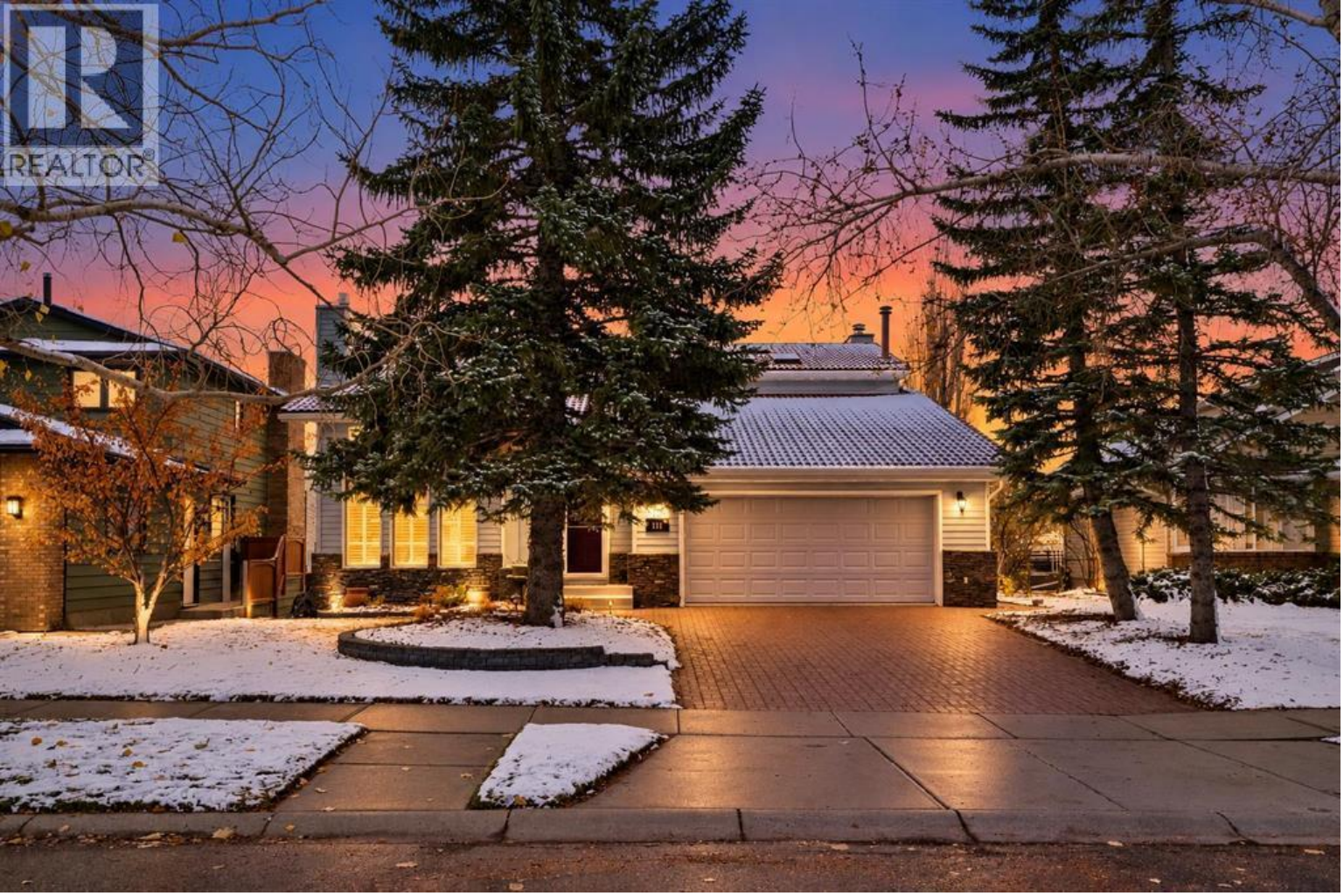


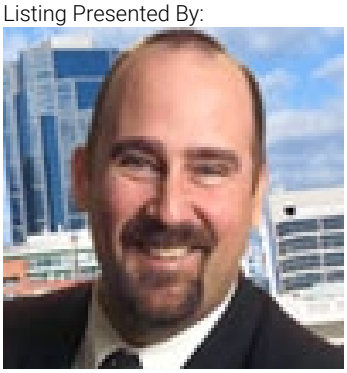
111 Hawksbrow Drive Calgary Alberta

$1,187,000

MILLION-DOLLAR VIEWS! Perched on the ridge and backing onto green space with no neighbours behind, this IMMACULATE custom-built two-storey home offers panoramic views including the Rocky Mountains from the main living areas, spacious deck, and fully developed walkout basement. Ideally located close to Market Mall, Crowfoot Crossing, Dalhousie Shopping Centre, Northland Shopping Centre, schools, parks, and public transportation, including the Ctrain, this exceptional property combines an outstanding location with an incredible setting.Step inside a spacious foyer enhanced by mirrors that create an even greater sense of openness. The living room features vaulted ceilings, a circular staircase, and a gas fireplace, with double doors leading to a separate dining room. The main level showcases site-finished hardwood and ceramic tile. The kitchen, breakfast nook, and great room have an open concept and are positioned along the south side of the home to capture the views. The timeless flat-panel oak kitchen offers abundant cabinetry, under-cabinet lighting, newer stainless steel appliances, and heated flooring. The great room features a stone-faced wood-burning fireplace with a custom mantle. French doors open onto a maintenance-free deck complete with glass railings, a gas outlet for your barbecue, and a retractable awning. The main floor is completed by a convenient two-piece bathroom, a spacious laundry room, and access to the oversized attached double garage. A side entrance from the laundry area provides access to the backyard.Upstairs, you will find three generously sized bedrooms, including a master bedroom with a sitting area overlooking the backyard and spectacular views. The master bedroom also features a walk-in closet and a four-piece ensuite with a jetted tub, separate shower, and heated floors. The additional bedrooms are spacious and have ample closet space...

4pc Bathroom 5.83 Ft x 8.75 Ft
Bedroom 11.42 Ft x 10.92 Ft
Bedroom 13.33 Ft x 11.00 Ft
Other 8.83 Ft x 7.33 Ft
Primary Bedroom 16.67 Ft x 24.00 Ft
Other 6.33 Ft x 7.00 Ft
Bedroom 20.08 Ft x 18.42 Ft
Storage 8.17 Ft x 7.42 Ft
Storage 6.58 Ft x 3.33 Ft
Den 12.00 Ft x 11.25 Ft
Furnace 13.58 Ft x 9.50 Ft
2pc Bathroom 8.17 Ft x 2.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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4pc Bathroom 13.75 Ft x 8.83 Ft

3pc Bathroom 9.50 Ft x 5.33 Ft

Family room 17.00 Ft x 18.25 Ft

Bedroom 12.75 Ft x 12.17 Ft

Breakfast 8.75 Ft x 7.83 Ft

Dining room 11.92 Ft x 10.58 Ft

Family room 16.58 Ft x 12.50 Ft