

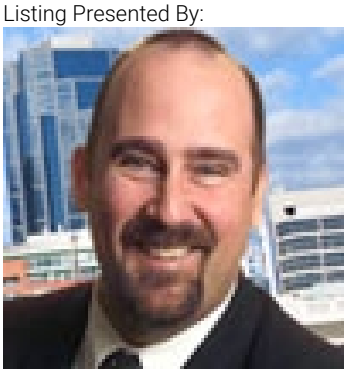
208 Hawkview Manor Place Calgary Alberta

$799,800

PRIME HAWKVIEW MANOR LOCATION! Welcome to this spacious 2-storey home offering 2,240 sq. ft. above grade in the desirable Hawkview Manor area of Hawkwood community. Ideally located in an established NW neighbourhood surrounded by parks, pathways and green spaces, the home offers convenient access to nearby schools, Hawkwood Community Park, Crowfoot shopping and amenities, Crowfoot LRT, and major routes including Crowchild Trail and Stoney Trail.The main floor offers an exceptionally functional family layout with a bright living room, formal dining area, kitchen and breakfast nook, plus a comfortable family room highlighted by a wood-burning fireplace. A main-floor bedroom and 3-piece bathroom provide valuable flexibility for guests, extended family or a home office. A separate laundry room and mudroom complete this level.Upstairs you will find three bedrooms, including a generously sized primary bedroom with a walk-in closet and its own 4-piece ensuite featuring a swirl-pool bathtub. Two additional bedrooms and another full 4-piece bathroom complete the upper floor. The large basement offers over 1,300 sq. ft. of additional space and is already insulated and partially drywalled, with a drainage rough-in in place, providing excellent potential for future development, recreation, hobbies or storage.Outside is where this property offers even more to enjoy. The professionally landscaped yard features an underground automated sprinkler system, while the large custom rear deck provides plenty of space for outdoor entertaining and includes a natural gas hookup for your BBQ. A welcoming front deck offers another place to relax and enjoy the established surroundings. Additional features include built-in Vacuflo and an attached double garage.With generous indoor and outdoor living space, four above-grade bedrooms, three full bathrooms and an outstanding location in the Hawkv...

Living room 12.58 Ft x 15.58 Ft
Dining room 10.50 Ft x 15.83 Ft
Kitchen 10.50 Ft x 13.33 Ft
Breakfast 8.92 Ft x 18.33 Ft
Family room 13.33 Ft x 17.50 Ft
Bedroom 9.67 Ft x 9.83 Ft
Other 8.58 Ft x 5.50 Ft
3pc Bathroom 4.92 Ft x 9.92 Ft
Primary Bedroom 17.17 Ft x 18.33 Ft
Bedroom 9.17 Ft x 11.17 Ft
Bedroom 9.25 Ft x 11.42 Ft
4pc Bathroom 4.92 Ft x 9.25 Ft

Listing Presented By:



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Laundry room 5.17 Ft x 5.67 Ft

4pc Bathroom 8.08 Ft x 9.25 Ft