



## 226 Hawkside Mews Calgary Alberta

\$799,900

Wow, rare opportunity! Take a look at this sprawling bungalow in the highly sought-after community of "The Uplands" in Hawkwood, NW Calgary! This is a 4 bedroom + den, 3 bathroom bungalow, on a large pie-shaped lot in a quiet cul-de-sac, that boasts nearly 3,200 square feet of fully developed living space! Noteworthy updates/upgrades here include: newer vinyl windows (approx. 2018), newer furnace (approx. 2009), in-ground irrigation system, water softener system, granite countertops, soaring vaulted ceilings, wood-burning fireplace (with gas ignite), laundry room on the main floor (with sink and cabinetry) + additional laundry room on the lower level, wet bar in the recreation room, some newer flooring (hardwood, tile, laminate), some newer appliances (refrigerator with water/ice, dryer), and some newer lighting! This home has a double attached garage (drywalled/insulated/painted) and a XL-size front driveway for additional parking! The sunny, private, NW-facing backyard offers a large composite deck with glass railings (half of which is covered), a gas BBQ hookup, and a small shed. This property is NOT A CONDO, but there is a monthly HOA fee of \$110.00 for The Uplands amenities (including access to the recreation centre with a pool, hot tub, sauna, gym, recreation room, squash/racquetball/tennis courts, meeting room, playgrounds, and much more!). Don't miss out, call today! (id:6769)

5pc Bathroom 12.75 Ft x 9.83 Ft  
Bedroom 17.25 Ft x 11.42 Ft  
Bedroom 14.08 Ft x 14.33 Ft  
Recreational, Games room 17.17 Ft x 29.25 Ft  
Workshop 15.33 Ft x 14.58 Ft  
Furnace 10.42 Ft x 7.92 Ft  
Other 10.42 Ft x 6.33 Ft  
4pc Bathroom 5.00 Ft x 9.08 Ft  
4pc Bathroom 12.50 Ft x 12.00 Ft

Bedroom 12.17 Ft x 9.00 Ft  
Breakfast 14.17 Ft x 8.00 Ft  
Dining room 6.92 Ft x 17.25 Ft  
Kitchen 13.92 Ft x 10.25 Ft  
Laundry room 7.58 Ft x 9.00 Ft  
Living room 16.58 Ft x 15.08 Ft  
Den 10.92 Ft x 9.83 Ft  
Primary Bedroom 17.33 Ft x 14.83 Ft  
Other 8.00 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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