



## 23 Hawkwood Crescent Calgary Alberta

\$640,000

Nestled within the heart of a serene, family-friendly neighborhood in Hawkwood, your dream home awaits. This 1849 square foot masterpiece, a two-story haven with a fully developed walkout basement, is a symphony of luxury and comfort. Welcome to a residence that promises not just a place to live but a life well-lived. As you step through the inviting front door, the world outside seems to fade away. This home boasts three spacious bedrooms upstairs, perfect for the growing family. You'll find an additional bedroom in the walkout basement, offering flexibility for guests, a home office, or even a personal retreat. With 3.5 bathrooms, mornings are a breeze, and evenings a luxurious indulgence. The main floor beckons with a cozy den, an ideal space for work or play. The formal dining room sets the stage for unforgettable gatherings, while the living room, graced by a wood-burning fireplace and built-in bookshelves, offers a warm, inviting atmosphere - perfect for relaxing with a good book or creating lasting memories with loved ones. Step through the patio doors and discover your own private oasis. The generously sized lot, with over 50 feet of frontage, provides ample space for outdoor entertainment and recreation. Picture yourself hosting summer barbecues, enjoying quiet evenings under the stars, or cultivating your own garden paradise. Your backyard is an extension of your dreams, limited only by your imagination. This home is tailor-made for those ready to take the next step in their real estate journey. It's not just a house; it's the canvas on which you'll paint the story of your life. The spaciousness, the charm, and the limitless potential make this home the perfect choice for move-up buyers looking to upgrade from their current residence. In this elegant two-story sanctuary, you'll discover the perfect blend of functionality and beauty. Your journey to a high...

Primary Bedroom 17.25 Ft x 10.67 Ft

Bedroom 17.25 Ft x 9.50 Ft

Bedroom 13.25 Ft x 10.50 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.42 Ft x 8.58 Ft

Other 11.25 Ft x 10.08 Ft

Storage 11.50 Ft x 7.08 Ft

Other 16.83 Ft x 10.42 Ft

Dining room 10.50 Ft x 10.50 Ft

Den 16.08 Ft x 10.92 Ft

Family room 14.50 Ft x 11.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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Recreational, Games room 16.83 Ft x 11.08 Ft

Laundry room 6.00 Ft x 5.33 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available