

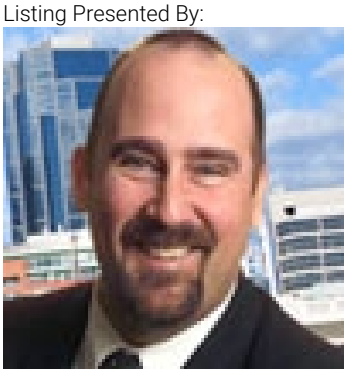
232 Hawkview Manor Circle Calgary Alberta

$799,000

Oozing with charm, architectural character and pride of ownership, this beautifully maintained Hawkwood home is truly something special. From the moment you step inside, you're welcomed by a dramatic curved staircase, soaring open-to-above entry and thoughtful architectural details that continue throughout the home.The main floor offers an exceptional layout with space to gather, entertain, work and unwind. A sunken formal living room is filled with natural light from a beautiful box-bay window, while the spacious formal dining room is ideal for hosting family and friends. At the heart of the home, the kitchen offers excellent functionality and flow into a bright breakfast nook surrounded by windows, with direct access to the back deck.A second sunken family room is rich with character, featuring a wood-burning fireplace, wet bar and beautiful custom built-in bookcases. A versatile main-floor flex room with French doors makes an ideal home office, den or quiet retreat.Upstairs, the impressive primary suite is a true retreat, complete with a spacious five-piece ensuite featuring a double vanity, large soaker tub, separate shower, separated water closet and a gorgeous stained-glass window that adds another layer of character. Two additional generously sized bedrooms are complemented by a charming lofted den with built-in desk and bookshelves, and corner window.The finished lower level expands the living space with a large recreation room, smooth skim-coated ceilings, ample storage, two furnaces, a three-piece bathroom and an additional room offering excellent potential for a future fourth bedroom, subject to egress requirements.Outside, mature trees and established landscaping create a lush, private backyard setting to enjoy from the spacious deck. The home has NO Poly-B Plumbing. Lovingly maintained over the years, this is a home where the quality of care is immedia...

4pc Bathroom 9.00 Ft x 5.00 Ft
5pc Bathroom 12.17 Ft x 16.92 Ft
Bedroom 16.00 Ft x 9.83 Ft
Bedroom 10.33 Ft x 14.00 Ft
Den 13.17 Ft x 10.33 Ft
Primary Bedroom 16.75 Ft x 17.25 Ft
Storage 7.58 Ft x 6.75 Ft
Storage 7.58 Ft x 7.67 Ft
2pc Bathroom 5.08 Ft x 3.75 Ft
Breakfast 8.92 Ft x 8.00 Ft
Dining room 17.25 Ft x 14.75 Ft
Family room 13.67 Ft x 16.08 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

https://ashleydoullrealestate.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

3pc Bathroom 9.58 Ft x 5.00 Ft

Bedroom 15.08 Ft x 9.25 Ft

Recreational, Games room 20.83 Ft x 31.33 Ft

Storage 17.67 Ft x 17.92 Ft

Kitchen 14.92 Ft x 11.92 Ft

Living room 12.42 Ft x 18.00 Ft

Office 11.42 Ft x 9.50 Ft