



## 39 Hawksbrow Road Calgary Alberta

\$730,000

Welcome to the Highly Desirable Community of Hawkwood! This beautifully updated 4-level split walkout home is ready to impress. With numerous upgrades, including new flooring on the lower level, a new hot water tank, fresh paint throughout, and updated doors, baseboards, and casings, this property offers a move-in-ready experience. Step inside to discover a spacious and inviting layout. The main level boasts a stylish kitchen featuring tile flooring, stainless steel appliances, modern cabinets, a convenient pantry, and a cozy eating area. Adjacent to the kitchen, the dining and living rooms provide a warm and open space, complete with breathtaking west-facing mountain views and access to a fantastic deck—perfect for BBQs and outdoor entertaining. The upper level hosts three well-sized bedrooms and a main bathroom. The primary bedroom includes an ensuite with potential for a more private redesign to suit your style. On the lower level, you'll find the fourth and fifth bedrooms, and a dedicated laundry area. The fully finished lower level offers a generous rec room with a charming wood-burning fireplace, a four-piece bathroom, and plenty of room for relaxation or entertainment. Location, Value, Opportunity! Nestled in a prime location, this home is priced to sell and won't last long. Don't miss your chance to make it yours—schedule your showing today! (id:6769)

Primary Bedroom 11.08 Ft x 11.83 Ft

Bedroom 7.67 Ft x 10.42 Ft

Other 6.33 Ft x 9.75 Ft

Family room 12.00 Ft x 14.42 Ft

Dining room 8.17 Ft x 8.25 Ft

Other 7.75 Ft x 12.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 11.92 Ft x 15.25 Ft

Dining room 9.92 Ft x 11.33 Ft

Kitchen 7.83 Ft x 13.08 Ft

Primary Bedroom 11.33 Ft x 13.08 Ft

Bedroom 10.00 Ft x 8.92 Ft

Bedroom 9.83 Ft x 11.17 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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