



## 626 Hawkstone Manor Calgary Alberta

\$400,000

\*\*\*Open House Sunday, Feb 1, 2pm to 4pm\*\*\* Freshly painted and exceptionally well maintained, this corner end-unit townhome in Hawkstone Manor delivers over 1844 sq ft of finished living space (including basement) and outstanding value—fully move-in ready. The main and upper levels feature newly cleaned carpets in excellent condition, bamboo flooring in the living room, and tile in high-traffic areas. The well-lit kitchen is efficiently designed for everyday use, and the main floor includes a convenient half bath and a gas fireplace. Upstairs offers three bedrooms, including a spacious primary suite with a large walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement adds a fourth bedroom or flexible space for guests, work, or recreation. Mechanical updates include a furnace (2017) and hot water tank (2019). Additional features include an insulated single attached garage, concrete patio with no neighbours behind, and meticulous care throughout. Hawkstone Manor residents enjoy access to a clubhouse, tennis courts, and ample visitor parking adjacent to the clubhouse. Conveniently located close to schools, shopping, public transit, the LRT, Nose Hill Park, and major routes including John Laurie Blvd, Sarcee Trail, Country Hills Blvd, and Stoney Trail. (id:6769)

4pc Bathroom 8.67 Ft x 5.00 Ft

4pc Bathroom 8.50 Ft x 5.08 Ft

Bedroom 9.25 Ft x 13.58 Ft

Bedroom 9.33 Ft x 9.33 Ft

Primary Bedroom 12.00 Ft x 14.25 Ft

Bedroom 15.33 Ft x 10.58 Ft

Recreational, Games room 11.58 Ft x 16.42 Ft

Furnace 10.17 Ft x 11.50 Ft

2pc Bathroom 5.33 Ft x 5.83 Ft

Dining room 6.92 Ft x 8.83 Ft

Dining room 8.25 Ft x 8.25 Ft

Family room 11.83 Ft x 12.58 Ft

Kitchen 7.92 Ft x 8.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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