

**75 Hawkfield Crescent NW**  
**Calgary, Alberta**

**MLS # A2213778**



**\$759,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge in basement, 18 cu ft freezer in basement, water softener, Storage shed in backyard,

Introducing an extraordinary opportunity in the prestigious community of Hawkwood. This impeccably maintained 3+1 bdrm & 2.5 bath residence offers over 2,600 livable sq ft and is thoughtfully designed to accommodate family living with versatility, comfort, and style. Situated on a corner lot, this home exudes curb appeal with its west-facing exposure and manicured landscaping enhanced by underground sprinklers and mature foliage. Step inside to a flowing, light-filled layout that seamlessly balances formal and informal living. A grand front living room welcomes you with timeless elegance, while the family room features a gas fireplace framed by a classic brick surround—offering a perfect retreat for quiet evenings or entertaining guests. The kitchen is both functional and inviting, equipped with a full suite of stainless steel appliances, and corner sink perfectly positioned beneath 2 large corner windows, offering an inviting view of the private backyard and allowing natural light to pour in—making daily routines feel anything but ordinary. The upper level hosts three spacious bedrooms, including a serene primary retreat complete with a private four-piece ensuite and a walk-in closet. A fourth bedroom on the lower level offers flexibility—ideal for guests, a private office, or multigenerational living. The fully developed basement includes a sprawling recreation space, utility area, and extensive storage capacity. Additional features include main-level laundry, updated flooring, a no-smoking, pet-free interior and the large undeveloped lower level with built in cabinets and shelving for all the storage...Everything has been meticulously cared for and is move-in ready. Exterior highlights include a double attached garage with room for four vehicles (garage + driveway), RV parking with 30 AMP power, and a backyard shed equipped with electricity—perfect

for tools, hobbies, or additional storage. LOCATION: within walking distance to parks, top-rated schools, shopping, and LRT, and just moments from Calgary's best amenities, this home offers an unparalleled lifestyle in one of NW Calgary's most established neighbourhoods. A rare find—homes of this calibre and configuration seldom come to market. Discover the space, quality, and value you've been waiting for.