

## 79 Hawksley Crescent NW Calgary, Alberta

MLS # A2201904



# \$710,000

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to 79 Hawksley Crescent NW, a charming 4 level split home nestled in Calgary's desirable Hawkwood neighborhood. This property offers a comfortable and inviting living space, perfect for families or those seeking a peaceful retreat. With 3 bedrooms and 2 bathrooms, an open layout, a gorgeous manicured garden and a heated garage, this beautiful home's attention to detail fits all the boxes. An open and airy layout that seamlessly connects the living, dining, and kitchen areas, ideal for both everyday living and entertaining. The kitchen features ample amounts of space, with upgraded appliances and easy access to the backyard. Outdoors you will find a well maintained garden space with extra storage in the shed, a composite deck, with a stone and paved walkway. Inside you will find extra living space downstairs, with a half bath and access to the garage. The double car garage provides parking for two vehicles, or a heated work space for year round use. Numerous upgrades have been completed over the last several years. This includes the roof (2021), the furnace (2020), the hot water tank (2020), and the back flow (Dec 2024). Don't miss the opportunity to make 79 Hawksley Crescent NW your new home. Schedule a viewing and experience all that this wonderful property and community have to offer.