

**363 Hawktree Circle NW**  
**Calgary, Alberta**

**MLS # A2213039**



## \$868,800

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,976 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Step into this beautifully cared-for home in the desirable community of Hawkwood. Tucked away on a quiet street, this property combines a generous layout with timeless charm. From the moment you enter, you're welcomed by a bright foyer that opens into a sunlit living and dining space with soaring vaulted ceilings. The kitchen is both functional and stylish, featuring black appliances, quartz countertops, plenty of cabinetry, and a bright window above the sink. The adjoining breakfast nook is surrounded by windows and opens onto a private west-facing deck—ideal for summer dining or weekend grilling. Convenience is key with a large mudroom off the oversized double attached garage, complete with extra storage and main-floor laundry. A guest-friendly half bath wraps up the main level. Upstairs, the spacious primary suite includes a walk-in closet and a serene ensuite with a soaker tub and separate shower. Two more roomy bedrooms and another full bath provide ample space for the whole family. The fully finished (illegal suite) walkout basement is perfect for renting with two bed and bath with separate laundry and separate entrance, featuring a large rec room with a cozy fireplace. With direct access to the backyard, you can easily transition to the outdoors, where mature trees create a peaceful and private retreat. Located close to schools, parks, shopping, and other amenities, this home offers the perfect blend of comfort, space, and location. Don't miss your chance—check out the 3D tour and book your private viewing today!