

315 Hawkstone Manor NW Calgary, Alberta

MLS # A2216914


\$489,900

Division:	Hawkwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: Hood Fan, Attached Shelves

Located in the welcoming and established community of Hawkwood, this two-storey end unit townhouse offers over 1,900 square feet of developed living space across three levels. Thoughtfully laid out and ideal for families or those seeking room to grow, the home features four bedrooms, two and a half bathrooms, a walkout basement, and a single attached garage. The main floor begins with a generous entryway that offers plenty of space for welcoming guests. Laminate flooring extends throughout, and large windows bring in natural light to create an airy, comfortable environment. The open-concept design seamlessly connects the kitchen, dining, and living areas, making it easy to entertain or enjoy day-to-day life. The kitchen is both functional and stylish, with sleek white cabinetry, butcher block countertops, stainless steel appliances, and ample cupboard and work surface space. Adjacent to the kitchen, the dining area is spacious enough to host family meals or casual gatherings. A gas fireplace anchors the living room, adding warmth and character. Off the dining room, a south-facing balcony provides a sunny spot for BBQs or morning coffee. A two-piece powder room completes the main floor. Upstairs, three bedrooms offer comfortable accommodations for family members or guests. The primary suite includes a walk-in closet and private three-piece ensuite, while a full four-piece bathroom serves the remaining two bedrooms. The walkout basement is bright and functional, featuring large windows that enhance the lower level's livability. A fourth bedroom and a sizable recreation room provide flexibility for guests, a home office, or additional family space. There's also a dedicated storage area and laundry, and sliding doors lead directly to a backyard with a concrete patio and grassy area—ideal for relaxing outdoors or letting kids and pets play. Residents of

this well-managed complex have access to several amenities, including a tennis court, clubhouse and plenty of visitor parking. Hawkwood is a desirable northwest Calgary neighborhood known for its sense of community and convenient access to major routes like Country Hills Boulevard and Sarcee Trail. Families will appreciate the ability to walk to St. Maria Goretti School or Hawkwood School, with Tom Baines Middle School and Robert Thirsk High School also nearby. Outdoor enthusiasts are just minutes from Hawkwood Community Park, which features an outdoor rink, fire pit, playground, baseball diamonds, and open field space. Nature lovers will enjoy quick access to Edgemont Ravine, while daily errands and entertainment are easily handled at Crowfoot Crossing, home to a wide range of shops, restaurants, the Crowfoot Library, Melcor YMCA, and Cineplex theatre. Public transit options are readily available, ensuring an easy commute across the city. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D before your visit!