

**19 Hawkfield Way NW  
Calgary, Alberta**

**MLS # A2253618**



**\$599,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	MC-1 D32
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Smoking Home		

**Inclusions:** Refrigerator X2, TV mount x2

Welcome to 19 Hawkfield Way! Pride of ownership can be seen throughout this bright and spacious 4-level split home in the highly sought after community of Hawkwood. This beautifully updated home offers an abundance of natural light and versatile living space. The main level features a welcoming living room, a dedicated dining area, an updated full bathroom as well as two comfortable bedrooms- perfect for family, guests or a home office. The kitchen features stainless steel appliances and a gas range. There is a charming breakfast nook off the kitchen which also provides a plethora of additional cabinet space. On the upper level you will find a spacious bonus room and a private primary bedroom, complete with a stylishly updated en suite bathroom and double closets. The bonus room features a cozy wood burning fireplace, and a private balcony. The carpets on this upper level have been recently replaced. The lower level is an entertainer's dream, with a walkout to the large composite deck, a generous family room and a built in wet bar. The basement level offers a rough in for an additional bathroom, giving you the flexibility to expand. This level also features a large laundry room and gym space and plenty of storage space to keep everything organized. With thoughtful updates and fresh paint throughout, there is nothing left to do but move in and enjoy living in this incredible neighbourhood close to schools and shopping.