

# \$779,000 - 136 Hawkhill Way Nw, Calgary

MLS® #A2204398

**\$779,000**

4 Bedroom, 3.00 Bathroom, 1,786 sqft  
Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

**\*OPEN HOUSE SATURDAY 29 MARCH 2PM-4PM\*** Step into this beautifully designed and uniquely laid out 5-level split, offering over 2870 Square Feet of versatile developed living space in the heart of the desirable community of Hawkwood. This one-of-a-kind home blends comfort, functionality and standout features you won't find just anywhere. As you enter, you are greeted by a bright vaulted-ceiling living room, creating an open and airy feel that flows effortlessly into the dining area, kitchen, and a cozy south-facing den, perfect for morning coffee or reading your favorite book. Just a few steps down leads to a generous family room ideal for gatherings and relaxing evenings, complemented by a 2-piece bathroom, dedicated office space, and a laundry area featuring a convenient laundry chute from the upper level – no more hauling laundry baskets down the stairs! Upstairs, the spacious primary bedroom includes its own private ensuite, along with two additional bedrooms and a full family bathroom to complete the upper level. The basement adds even more versatility, featuring a large rec room, an additional bedroom, and a flex room ready for your creative touch. The real surprise is tucked a few steps further down, your very own theatre room, complete with a wet bar - perfect for cozy movie nights and entertaining guests in style. Outside, enjoy a beautifully open backyard with a built-in BBQ and fire pit, making it an ideal space for hosting during the warm summer evenings. The double garage



offers extra storage above, along with a sliding exterior tool storage compartment, convenient for the organized homeowner or hobbyist. This property truly radiates pride of home ownership and includes recent upgrades with all new light fixtures installed (2024), high efficiency furnace (2023), majority of windows replaced with triple pane (2018). This is a rare opportunity to own a home full of unique features, multi-level charm, and endless potential. Come see it for yourself and reach out today for a private showing.

Built in 1985

### Essential Information

MLS® #	A2204398
Price	\$779,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,786
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	136 Hawkhill Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3H2

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Built-in Barbecue, Fire Pit, Storage
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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