

# \$875,000 - 219 Hawktree Circle Nw, Calgary

MLS® #A2205699

**\$875,000**

5 Bedroom, 4.00 Bathroom, 2,091 sqft  
Residential on 0.17 Acres

Hawkwood, Calgary, Alberta

This beautiful home has a great location within the community and is easy walking distance to an abundance of amenities including schools, pathways, off-leash areas, the library, LRT station, the shops, services and restaurants at the Crowfoot Shopping Centre and the Hawkwood Community Park that offers a freestyle play and parkour course, playground, zip line, outdoor rink, amphitheatre, BBQ area, firepit, tennis/pickleball courts and sports fields.

Upon entering, you are welcomed by a spacious layout with soaring vaulted ceilings that open to the upper level to create a bright and inviting atmosphere. The front room provides a comfortable space to relax with your morning coffee, read a book or listen to your favourite vinyl and is adjacent to the spacious primary dining area with more than enough room for family gatherings big and small. The family room is centred around a lovely rustic tile fireplace and flows seamlessly into an additional dining area with access to the raised back deck and landscaped yard. The kitchen has been completely transformed into an inviting contemporary space featuring top of the line quartzite countertops, custom full-height cabinetry with crown moulding, a gorgeous VIGO matte stone double bowl farmhouse sink, matching rustic tile backsplash and stainless kitchen appliances including a double wall oven, built-in microwave, chimney style hood fan and a



cooktop. The main level is completed with a laundry/mudroom off the garage, updated half bathroom and a functional office that provides a quiet workspace away from primary living areas and can also be utilized as another bedroom. Upstairs you will find the main 4-piece bathroom and generously sized 2nd and 3rd bedrooms, including one with a unique play area/fort. The huge primary suite boasts a spacious walk-in closet and a newly updated 5-piece ensuite with a corner jetted tub, dual vanity with loads of storage, water closet and a separate shower. The fully finished walkout basement has an abundance of additional living space with a recreation room with a gas fireplace, a large 5th bedroom, another full 4-piece bathroom, excellent storage and additional flex spaces that can be utilized as a gym/exercise area, kids'™ playroom or even a home theatre.

The sprawling pie lot is truly an outdoor oasis - spend your time hosting barbecues on the huge 24'™7" x 10'™10" raised deck, watching the kids play in the spacious yard or enjoying warm summer nights by the firepit and pond.

The list of upgrades and additional features is long and includes wide plank engineered hardwood flooring, updated lighting, trim and fixtures, custom rustic herringbone tile flooring, filtered drinking water tap, new furnace & central AC (2022), newer deck (2021), backyard landscaping (2023-24), ensuite bathroom update (2025), main floor powder room (2024), washer & dryer (2023), windows (2016) and shingles (2017) replaced, water softener, drywalled and insulated garage, storage shed and more. Welcome Home.

Built in 1989

## **Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2205699       |
| Price          | \$875,000      |
| Bedrooms       | 5              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,091          |
| Acres          | 0.17           |
| Year Built     | 1989           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 219 Hawktree Circle Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 2Y6                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Additional Parking |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Built-in Features, French Door |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Electric Cooktop               |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |

|              |  |
|--------------|--|
| Fireplaces   | Gas, Living Room, Stone, Wood Burning, Blower Fan, Gas Starter, Raised Hearth, Recreation Room, Tile |
| Has Basement | Yes  |
| Basement     | Finished, Full, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Other, Private Yard  |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Private, Treed, Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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