

# \$774,900 - 116 Hawkcliff Way Nw, Calgary

MLS® #A2211210

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.13 Acres

Hawkwood, Calgary, Alberta

Welcome Home! This charming home has been well maintained and beautifully updated. Situated on a spacious corner lot surrounded by mature trees with RV parking, this property offers a perfect blend of comfort, style, and functionality. Boasting 3+1 bedrooms and 2.5 bathrooms, this modern home has space and comfort for the whole family. Step inside to discover a bright and open layout. The main living room has large windows that fill the area with natural light, and refinished maple hardwood flooring that flows throughout the main level. The beautifully renovated kitchen is a show stopper, featuring timeless white cabinetry, sleek quartz countertops, a centre island perfect for meal prep and gatherings, and an abundance of storage to keep everything organized. You will love the window overlooking the back yard and the dining space for your family meals. The cozy back family room hosts a charming wood-burning fireplace – perfect for curling up on cool evenings. A main floor powder room and laundry area add to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a private 3-piece ensuite and double closets. The additional two bedrooms share an updated 4-piece bathroom. The developed basement offers a fourth bedroom, a large recreation room, and plenty of storage options. You will love spending time in your large back yard boasting a concrete patio perfect for summer BBQs and



relaxing in the sun, along with a handy storage shed to keep your tools and gear tucked away. This great home is complete with a double attached garage and offers easy access to John Laurie Boulevard. Conveniently located close to both Catholic and Public schools, shopping, C-Train and other everyday amenities in the Crowfoot area. Nestled in the heart of sought after community of Hawkwood, well known for it's active community association making it a desirable place to live. This home also has many recent updates including Furnace, A/C and HW tank in 2021, some windows have been replaced and there is 50 amp electrical in back yard for either an RV or hot tub.

Built in 1985

### Essential Information

MLS® #	A2211210
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	116 Hawkcliff Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 2S5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows  
Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Corner Lot, Landscaped, Level  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 16th, 2025  
Days on Market 12  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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