

122 Hawkstone Drive NW  
Calgary, Alberta

MLS # A2269791



**\$975,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkwood                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 2,051 sq.ft.                                                           | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 6                                                                      | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated                                      |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home   |                   |      |

**Inclusions:** n/a

Welcome to 122 Hawkstone Drive NW, Calgary! Nestled in the highly sought after community of Hawkwood, this beautifully fully renovated two storey home offers six bedrooms and exceptional flexibility for multi-generational living or investment opportunities. Step inside to discover a modern design with timeless elegance, showcasing high end finishes and quality craftsmanship throughout. The main floor features a bright, open layout with a spacious bedroom complete with its own private ensuite, ideal for guests or extended family. The chef inspired kitchen is a true centerpiece, equipped with built in stainless steel appliances, a commercial grade refrigerator, a built in oven and microwave, and sleek quartz countertops. Upstairs offers additional generous bedrooms and a beautifully appointed primary suite, while the fully developed lower level includes a legal two-bedroom suite plus a den, providing excellent rental potential or extra space for family living. Located in a quiet, family friendly area, this home is just minutes from top rated schools, parks, playgrounds, and walking paths. Enjoy convenient access to Crowfoot Crossing, with its array of shops, restaurants, and entertainment, as well as easy connections via Crowchild Trail, Stoney Trail, and Nose Hill Drive for smooth commutes across the city. Experience the perfect blend of luxury, functionality, and location, a rare opportunity in one of Northwest Calgary's most desirable communities.