

# \$995,000 - 135 Hawkview Manor Place Nw, Calgary

MLS® #A2200809

**\$995,000**

4 Bedroom, 5.00 Bathroom, 2,185 sqft  
Residential on 0.26 Acres

Hawkwood, Calgary, Alberta

This may be the one you have been waiting for in the esteemed HAWKWOOD MANOR ESTATES. This home has over 3700 sq ft of dev RENOVATED LIVING SPACE, w/4 bedrooms, 3 full bath, 2 half bath & including the most cozy sunroom w/electric fireplace - perfect for 3 season living! As you enter through the generous foyer note the OPEN CONCEPT LIVING SPACE - the front living room is host to a large area perfect for entertaining and leading to the large DINING SPACE complete w/a place for your hutch or possibly a desk. The kitchen has had a stunning remodel done & now is host to BOSCH appliances inc an induction stove w/DOWNDRAFT EXHAUST, built in oven & microwave, soft close doors/drawers, modern pendulum style lighting as well as sleek white cabinets & QUARTZ COUNTERS. This level of the home has upgraded LVP throughout. There is a bedroom on this level as well (currently used as a HOME OFFICE) - all of the attached shelves are included. Rounding out this level is the cozy FAMILY ROOM w/Valor H4 gas fireplace, a MUDROOM w/lots of built ins/hooks/shoe racks & a beautiful half bath. All of this leads to your sunroom & out to the upper deck. On your second level find your 2nd and 3rd bedrooms (both a good size) as well as your PRIMARY SUITE w/its STUNNING SPA ENSUITE - extraordinary upgraded shower w/rain head & a beautiful vanity w/2 sinks. The upper floor has AC to the bedrooms (run off of one of the 2 NEWER



FURNACES). Both the main & upper floors have NEWER WINDOWS as well as white trim. The WALKOUT BASEMENT is FULLY FINISHED & has a large den area w/MASSIVE WIC & full ensuite bath (would easily be a great 5th bedroom w/a larger window). There is a massive rec room that is home to the SECOND Valor H4 Series fireplace - the original brick has been restored using a gorgeous white wash - make sure you check it out. There is another half bath off of the rec room and the laundry room/storage room/workshop rounds out this floor. All of this leads to the part you do not want to miss - the 0.26 acre lot - one of the largest lots you will find in the city! You have a private, park like setting all to yourself - trees upon trees upon more trees! Not only is your yard full of mature growth but so are your neighborâ€™s yards - in the summer you have an oasis. The current owners have installed a huge firepit area as well as a cool tiki bar/gazebo. Some of the fencing has been replaced w/sturdy wood fencing for even more privacy. The outside of the home has had some painting done & the cement tile roof has been well maintained over the years. This is truly a must see home - a country oasis in NW CALGARY.

Built in 1985

### **Essential Information**

MLS® #	A2200809
Price	\$995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,185
Acres	0.26
Year Built	1985

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	135 Hawkview Manor Place Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2Z5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Basement, Brick Facing, See Remarks, Sun Room
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Concrete
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Century 21 Masters

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