

**111 Hawkcliff Way NW**  
**Calgary, Alberta**

**MLS # A2215608**



**\$925,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	3,232 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*Open House Sun. May 11 (2-4pm)\*\*\* Welcome to a one-of-a-kind home in the heart of Hawkwood that offers a rare combination of space, views, and architectural charm. With over 3,200 sq ft of above grade living space and a walk-out basement, this 5-bedroom, 3.5-bathroom home is truly unique. From the moment you arrive, the mountain views from the front and sweeping city and downtown views from the back will leave a lasting impression. Inside, the home features a stunning curved staircase, vaulted ceilings, and two cozy wood-burning fireplaces that create warmth and character throughout. The spacious and airy layout offers plenty of room to live and entertain, including a bedroom on the main level, a formal dining room that leads to a front deck with incredible mountain views, perfect for morning coffee or evening sunsets. The backyard is private and inviting, complete with a lower patio off the walk-out basement, an upper deck, a fire pit, a gazebo area, picnic table, and mature apple trees that actually produce fruit. The primary bedroom boasts its own mountain views and a luxurious 5-piece ensuite with city skyline views. Upstairs, you'll find three bedrooms, while the lower level includes a 5th bedroom, 4-pc bathroom and a conveniently located laundry area, ideal for guests or a home office setup. Whether you're entertaining family or enjoying a quiet evening by the fire, every inch of this home is designed to offer comfort, beauty, and function. Located just minutes from Canada Olympic Park, top-rated schools, parks, and major routes, this is a home where convenience meets lifestyle. Finally, This home features an oversized 25' x 22' garage, offering plenty of space for two vehicles, extra storage, or a workbench setup. Perfect for hobbyists, gearheads, or anyone needing a little more elbow room. If you're looking for a home that breaks

away from the cookie-cutter mold, this is the rare gem you’ve been waiting for.