

**11 Hawkmount Heights NW
Calgary, Alberta**

MLS # A2215959



\$875,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,736 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Hardwood, Marble, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: non

*****Step into a realm of luxury in the stunning former show home nestled in the highly sought-after Nirvana Point Estate! This spectacular 2700 sq ft living space, a 5-bedroom bungalow dazzles with its open-concept layout, where soaring vaulted ceilings create an atmosphere of spaciousness brimming with natural light and air. You will be thrilled by the recent upgrades that blend comfort with cutting-edge efficiency, featuring a state-of-the-art tankless water heater, a premium Lennox heat pump, and a remarkably efficient furnace. Don't forget the energy-saving windows and a gorgeous deck that beckons you to bask in the sun or host unforgettable outdoor gatherings. Picture yourself relaxing in your beautifully renovated bathrooms, showcasing a fabulous Double Slipper Acrylic Claw Tub paired with a chic chrome gooseneck faucet, all wrapped in sleek, glossy white finishes--your new spa sanctuary! Culinary enthusiasts, rejoice! The kitchen of your dreams awaits--complete with a welcoming island perfect for all your cooking adventures. Elegant Brazilian tiger wood flooring flows effortlessly throughout the main level while the fully finished basement transforms into an entertainer's paradise, featuring a spacious recreation room, cozy bedrooms, and a stylish bathroom that exudes both comfort and sophistication. And let's talk location--you've hit the jackpot! With nearby amenities and two elementary schools just a stroll away, this isn't just a house--it's a vibrant lifestyle bursting with opportunities waiting for you to grab! Don't let this chance slip away--make it yours today!