

8 Hawkhill Way NW
Calgary, Alberta

MLS # A2205563



\$750,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,155 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Pantry, Soaking Tub, Storage		

Inclusions: NA

Welcome to this beautifully maintained 4-bedroom, 3-bathroom home in the highly sought-after community of Hawkwood. Offering 2,100 sq. ft. above grade, this spacious 4-level split showcases one of the most desirable layouts, complete with a walkout third level and a private backyard retreat. The oversized 25' x 23' attached garage is a dream for hobbyists and car enthusiasts alike, featuring 240V power, a gas line for a future heater, and a large crawl space for extra storage — perfect for seasonal gear and tools. Inside, the main floor features a well-appointed kitchen with a 43" gas range, granite countertops, a wine refrigerator, and a large island with sit-up breakfast bar — ideal for cooking, hosting, and everyday living. Relax by one of three gas fireplaces, including a stunning feature fireplace in the living room inspired by the iconic Chateau Lake Louise. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a generous primary suite with its own gas fireplace, a 3-piece ensuite, and a full wall closet. The walkout third level (also entirely above grade) offers flexible living with a fourth bedroom or home office, a laundry/mudroom, and a cozy family room with another gas fireplace and access to the backyard. Additional highlights include rich hardwood flooring throughout, plus a new furnace and humidifier installed in 2022. Ideally located just steps from the scenic Hawkliff Ravine, you'll enjoy direct access to off-leash parks and walking paths — perfect for outdoor enthusiasts and pet lovers alike. This is a rare opportunity to own a thoughtfully designed home that perfectly blends comfort, functionality, and location. Don't miss out!