

**99 Hawkcliff Way NW**  
**Calgary, Alberta**
**MLS # A2243513**

**\$880,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, High Ceilings, Kitchen Island, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE ON SAT & SUN AUG 9 & 10 (2PM TO 4PM). Breathtaking Views. Timeless Elegance. Exceptional Value. Welcome to this impressive 2-storey split walkout home, nestled on a large, private, beautifully landscaped lot with unobstructed panoramic views of downtown and the mountains—a true retreat in the city. With its tile roof and low-maintenance exterior, this home offers curb appeal that lasts. Step inside and be greeted by soaring vaulted ceilings in the living room and a two-storey ceiling in the family room that floods the space with natural light. The main level features rich hardwood and tile floors, a seamless blend of elegance and durability. Designed for both comfort and style, the home showcases premium oak craftsmanship throughout, with custom built-in cabinetry, a wet bar, detailed oak paneling in the dining and family rooms, and wainscoting accents in the loft and stairway. The spacious master suite is your personal sanctuary, complete with a walk-in closet, a luxurious 5-piece ensuite, and a private balcony where you can soak in the sun and scenery. The fully finished walkout basement offers versatile space for entertaining, guests, or multi-generational living. All this, plus neutral décor, meticulously maintained interiors, and a peaceful, sun-drenched backyard perfect for gatherings or quiet moments. This is more than just a home—it's a lifestyle upgrade. Don't miss your chance to own one of the area's most captivating properties.