

8311 Hawkview Manor Road NW
Calgary, Alberta

MLS # A2265097



\$900,000

Division:		Hawkwood	
Type:		Residential/House	
Style:		2 Storey	
Size:	2,203 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:		Double Garage Attached	
Lot Size:		0.15 Acre	
Lot Feat:		Back Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting	
Heating:		Water:	-
Floors:		Sewer:	-
Roof:		Condo Fee:	-
Basement:		LLD:	-
Exterior:		Zoning:	R-CG
Foundation:		Utilities:	-
Features: Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar			
Inclusions: Blinds,			

Ever dreamed of a home that’s classyy enough for dinner parties, comfy enough for sweatpants, and smart enough to never make you hang Christmas lights again? Welcome to your new favourite chapter — where elegance meets low-maintenance brilliance in Hawkwood Estates. Step inside this refreshingly spacious home offering almost 3300 SqFt of developed living space, where the bedrooms are so big you might lose a laundry basket in them (on purpose). The kitchen delivers serious chef vibes with veined quartz counters, built-in stainless steel appliances, and lighting so good even your takeout looks gourmet. The primary ensuite? A five-star spa escape — complete with heated floors, a freestanding tub, and a shower boasting three shower heads (because two just isn’t enough). Downstairs, the fully finished basement invites both binge-watchers and cocktail shakers with a cozy living area, wet bar, and an accessible tile shower for your guests. Outside, you’ll find a large composite deck, a private 6,700 SqFt lot framed by mature trees, and Gemstone exterior lighting that handles the holidays for you. Perfectly located near schools, parks, Crowfoot Crossing, and the LRT — this home truly lets you have it all (minus the string lights and cramped closets). Upgrades include: High efficiency furnace (~2015), New water tank (2024), New asphalt shingle roof (~2020), New vinyl plank flooring throughout the main level and new carpet upstairs, Newer windows upstairs and on main level, Pot lights added through main level (~2020)