

8327 Hawkview Manor Link NW
Calgary, Alberta

MLS # A2178966



\$799,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,050 sq.ft.	Age:	1986 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)		

Inclusions: Alarm system (no contract), fridge & freezer in basement.

This inviting 4-bedroom, 2.5-bath family home is located on one of Hawkwood's most sought-after streets! Nestled on a quiet location within walking distance to schools, this home combines the best of family-friendly convenience and modern comfort. Step inside to find a grand, vaulted living and dining area, perfect for entertaining. The heart of the home is the open-concept kitchen, complete with granite countertops and a built-in pantry, seamlessly connecting to a cozy family room with a wood-burning fireplace. Step out to the expansive deck and patio, where you'll enjoy a private, established backyard — ideal for family gatherings or quiet mornings outdoors. The main floor also includes a den, perfect as a home office or could be used as a 5th bedroom. Upstairs, a spindle-railed staircase leads to three spacious bedrooms, jack & jill 4 piece bathroom and a primary suite with a 4-piece ensuite and walk in closet. The finished lower level boasts a media/recreational space, an additional bedroom, storage room(Framed for future bathroom), cold room and utility room with ample storage, making it ideal for a growing family. This home has been thoughtfully updated and cared for over the years with some new vinyl windows, Poly-B plumbing replacement, air conditioning (installed in 2024), tile roof(stages from 2012-2020, and upgraded insulation (2024) for year-round comfort. Enjoy quick access to the mountains, downtown, the University of Calgary, and key amenities like Crowfoot Shopping Center, Melcor YMCA, and the LRT. With easy access to Stoney Trail and countless nearby conveniences, this home is the perfect retreat for modern family living. Don't miss your chance and book a private showing today!