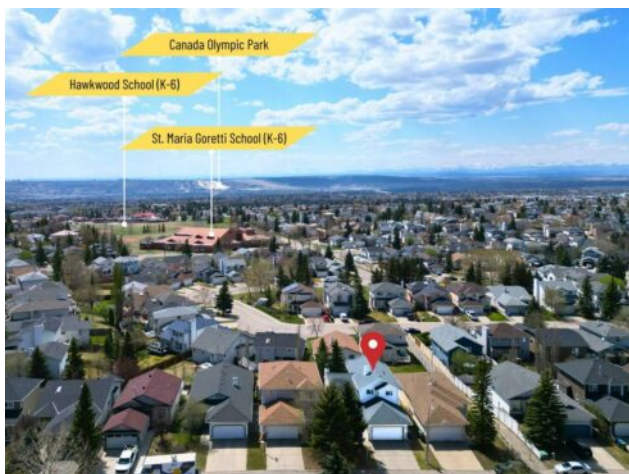


232 Hawkmount Close NW  
Calgary, Alberta

MLS # A2217506



# \$859,000

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,969 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Basement Appliances: Refrigerator, Range Hood

\*\*\*OPEN HOUSE June 8 2025 at 1:30 to 2:30 pm \*\*\*Bright & Spacious 5-Bedroom Walkout with Southwest Backyard, New Windows & Mountain Views Welcome to this beautifully updated 5-bedroom walkout home, ideally located in the heart of family-friendly Hawkwood. With brand-new windows and exterior doors, a refreshed deck, and partial mountain views, this bright, move-in-ready home is full of charm and functionality. The main level features a vaulted-ceiling living room that flows seamlessly into a modern, open-concept kitchen with white shaker cabinetry, quartz countertops, stainless steel appliances, and a walk-in pantry. Step out onto the newly upgraded deck to enjoy sunny outdoor dining, BBQs, and peaceful evening sunsets over the southwest-facing backyard. Upstairs offers three spacious bedrooms, including a private primary retreat with an ensuite. The fully finished walkout basement adds two more bedrooms, a full bathroom, and a large rec room&mdash;perfect for guests, multi-generational living, or a home office setup. Additional highlights include new exterior upgrades, mountain views from the upper level, and a flexible layout ideal for growing families. Set in a community known for its abundance of parks, green spaces, and recreational amenities, Hawkwood offers easy access to Hawkwood Community Park and extensive pathway networks for year-round outdoor enjoyment. Commuting is a breeze with nearby access to Stoney Trail, Crowchild Trail, and John Laurie Boulevard, along with convenient public transit options. You’re also just minutes from Crowfoot Crossing, offering a wide range of amenities including grocery stores, restaurants, retail shops, medical services, the CTrain station, Calgary Public Library, and Crowfoot YMCA. Walking distance to St. Maria Goretti School (K&ndash;6) and Hawkwood School (K&ndash;6), this home

checks all the boxes. Come see it for yourself&mdash;book your private showing today!