

**103 Hawkmount Green NW**  
**Calgary, Alberta**

**MLS # A2278890**



**\$709,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Interior Lot, Lawn, Level, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*\*OPEN HOUSES - Saturday Jan 17th 1-4pm and Sunday Jan 18th 10-1pm\*\*\*\*Welcome to 103 Hawkmount Green NW, a beautifully renovated home located on a quiet street in the highly sought-after community of Hawkwood. Offering peace of mind with a full Poly-B replacement, this property blends timeless design with modern upgrades for today's lifestyle. Step inside to a thoughtfully curated interior where comfort and functionality meet. The main floor features a traditional layout with defined living and dining spaces, creating a warm and inviting atmosphere ideal for both everyday living and entertaining. The updated kitchen is a true highlight, showcasing quartz countertops, stainless steel appliances, and ample cabinetry—perfect for home chefs and hosts alike. The spacious primary suite serves as a private retreat, complete with a walk-in closet and a fully renovated ensuite featuring modern fixtures and a large walk-in shower. Two additional bedrooms on the main level are generously sized and share access to a beautifully updated 4-piece bathroom. The fully developed lower level offers exceptional versatility, anchored by a large flex room that can easily function as a second family room, home office, gym, or play space. A fourth bedroom provides added privacy for guests or growing families, complemented by a stunning 3-piece bathroom. Step outside to your private backyard oasis, where mature trees and lush landscaping create a serene setting. The patio is ideal for summer gatherings, morning coffee, or quiet evenings surrounded by nature. Located close to excellent schools, parks, pathways, and everyday amenities, this move-in-ready home delivers the perfect balance of comfort, style, and convenience. Don't miss your opportunity to own this fully renovated Hawkwood gem—book your private showing today.