

232 Hawkmount Close NW  
Calgary, Alberta

MLS # A2217506

**\$859,000**

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

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

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

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!