

# \$1,185,000 - 31 Hawkside Close Nw, Calgary

MLS® #A2226850

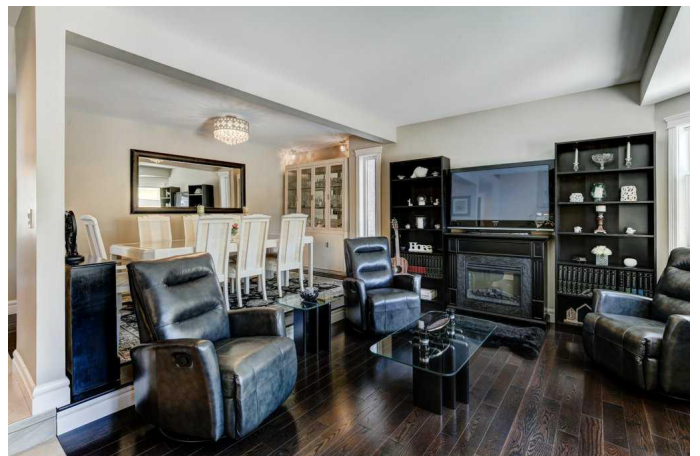
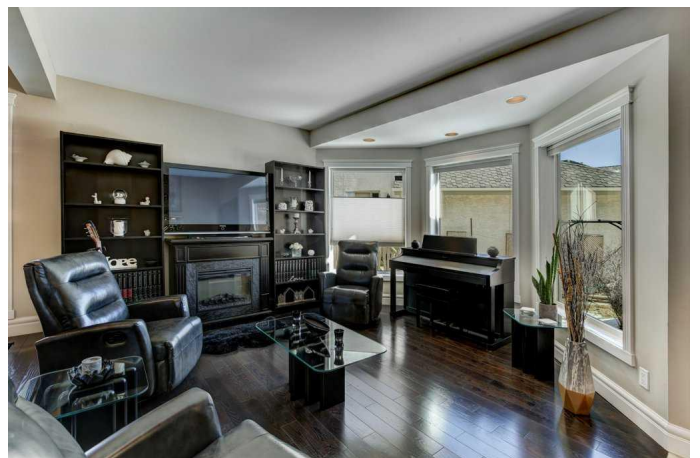
**\$1,185,000**

4 Bedroom, 4.00 Bathroom, 2,794 sqft

Residential on 0.19 Acres

Hawkwood, Calgary, Alberta

Welcome to 31 Hawkside Close in the highly sought-after Uplands of Hawkwood. This remarkable estate home with a TRIPLE CAR GARAGE and walkout basement has been tastefully updated throughout in 2016 with new windows, flooring, cabinets, granite counters, refinished solid oak interior doors and much more. Recent upgrades include new Lennox furnaces, 50 gal. hot water tank and the addition of a 4th bedroom with code compliant egress window and interconnected smoke and CO alarm in the lower level. With over 3900 sq. ft. of living space, this property invites you in with bright, open spaces and a layout designed for both relaxation and entertaining. Step inside and be greeted by gleaming large format tiles and hardwood floors leading to a versatile living room and dining room, perfect for any family's needs. The chef's kitchen includes Dacor gas cooktop and double convection wall oven, built-in oversized fridge and dark stained cherry cabinetry with granite counters and large prep island. The spacious family room includes a wood fireplace with marble hearth, surround and mantle and has French doors opening to the expansive glass railed deck. Main floor also offers a private office and powder room. Upstairs, you'll find 3 generous bedrooms, including the luxurious primary suite. This retreat offers a fireplace with white marble hearth and mantle, balcony with mountain views, spa-like 5-piece ensuite with heated floor and walk-in closet. An additional 5-piece



bathroom with laundry serves the remaining bedrooms, providing ample space for the whole family. The fully finished basement boasts a large recreation room and office area, kitchenette, 4th bedroom and a 3-piece bath with heated floor. The walkout basement opens onto a patio with hot tub, the backyard becomes an extension of your living space, perfect for relaxing and enjoying. Residents of The Uplands also enjoy exclusive access to the Uplands Recreation Centre, featuring a kitchen and large lounge area (great for entertaining large groups), an exercise room, a pool, a hot tub and sauna, convertible squash/racquetball court, tennis and pickleball courts, RV storage and much more. Located in a safe, camera-monitored, family-friendly neighborhood, this home is close to Nose Hill Park, Crowfoot Shopping Centre, schools, recreation facilities, and local shops. Donâ€™t miss the chance to call this exceptional property your home!

Built in 1988

### Essential Information

MLS® #	A2226850
Price	\$1,185,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,794
Acres	0.19
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Hawkside Close Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3K4

### **Amenities**

Amenities	Clubhouse, Community Gardens, Indoor Pool, Recreation Room, Racquet Courts
Parking Spaces	6
Parking	Driveway, Insulated, Triple Garage Attached, 220 Volt Wiring
# of Garages	3
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Bar, Skylight(s)
Appliances	Double Oven, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings, Other
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Glass Doors, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Permeable Paving
Lot Description	Pie Shaped Lot, Close to Clubhouse, Sloped
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	5

Zoning	R-CG
HOA Fees	116
HOA Fees Freq.	MON

## Listing Details

Listing Office	Heritage Elite Realty
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