



Tao Guo
 SKYROCK REALTY & MANAGEMENT LTD.
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/Hawkwood

4 Hawkdale CL NW

\$484,800

Detached

- Style:** Bungalow
- Bedrooms:** Above: 2 / Ttl: 4
- Bathrooms:** Full: 2
- Rooms Above:** 7
- Floor Area:** 139 SqM / 1,499 SF
- Year Built:** 1989
- Taxes:** \$2,682 / 2016
- Possession:** Negotiable



Beautiful Bungalow on Corner lot in desirable Hawkwood, walking distance to both Public & Catholic Elementary Schools & renovated for Handicap Access. This home is perfect to age in place or for families with disabilities. The ensuite bath has 2 showers one is roll in for wheelchair or walker access. The entry and 2nd bedroom have hardwood flooring & there is newer ceramic tile in the kitchen & baths. This classic home has a large formal dining room, Living room with high vaulted ceilings, 2 skylights to let natural light in & a cozy wood burning fireplace with gas starter. The kitchen has ample counter space & newer appliances including a Stainless Steel fridge & dishwasher. The master suite is enormous with a vaulted ceiling, large walk in closet & 4 piece ensuite. The Basement is fully finished with a large Family Room, 2 roomy bedrooms, roughed in Bathroom & giant storage room. The roof was replaced approx 3 yrs ago, 1 year old hot water tank & all Pex piping has been replaced.



- Goods Included:** Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Window Coverings-All
- Features:** Handicap Access, Handicap Interior Accessories, Skylight, Vaulted Ceiling
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached

