

# \$1,025,000 - 15 Hawkview Manor Bay Nw, Calgary

MLS® #A2201362

**\$1,025,000**

4 Bedroom, 3.00 Bathroom, 1,995 sqft  
Residential on 0.22 Acres

Hawkwood, Calgary, Alberta

Discover the epitome of luxurious living in this custom-built home, boasting an unparalleled combination of city and mountain views. Nestled in a prime location, this property promises a serene and peaceful lifestyle. As you step inside, the formal foyer welcomes you with its elegant hardwood flooring, which seamlessly flows into the main floor family room, complete with a cozy fireplace. The open staircase leading to the lower level adds a touch of sophistication to the space. The living and dining rooms offer a second fireplace, creating a warm and inviting atmosphere for family gatherings or entertaining guests. The dream kitchen is hard to beat with the NATURAL SUNSHINE and SPACE, including a corner pantry! The main floor also houses two spacious bedrooms, including a stunning primary bedroom with great space and a private door leading to the upper deck. Here, you can soak in the sun and marvel at the breathtaking mountain views and the sparkling city lights at night. The professionally developed lower level is an entertainer's paradise, with two additional bedrooms, a family/games room, and a three-piece bath. Light oak woodwork throughout the home adds a touch of timeless elegance. This ORIGINAL HOME sits on a beautifully landscaped yard with a desirable south exposure, providing an ideal setting for outdoor relaxation. The home backs onto a peaceful pathway, enhancing the sense of tranquility.



While the property is in its original condition and sold as is, the potential for new owners to make it their own is boundless. This is an exceptional opportunity to own a truly special home in a sought-after location. The possibilities are endless!

Built in 1985

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201362    |
| Price          | \$1,025,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,995       |
| Acres          | 0.22        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 15 Hawkview Manor Bay Nw |
| Subdivision | Hawkwood                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 3A1                  |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Oversized |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Pantry, Soaking Tub |
|-------------------|---|

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 3   |
| Fireplaces      | Basement, Brick Facing, Family Room, Gas, Three-Sided, Wood Burning, Dining Room, Brass       |
| Has Basement    | Yes   |
| Basement        | Finished, See Remarks, Walk-Out   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard                          |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn |
| Roof              | Clay Tile   |
| Construction      | Brick, Wood Frame                                   |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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