

# \$1,150,000 - 31 Hawkside Close Nw, Calgary

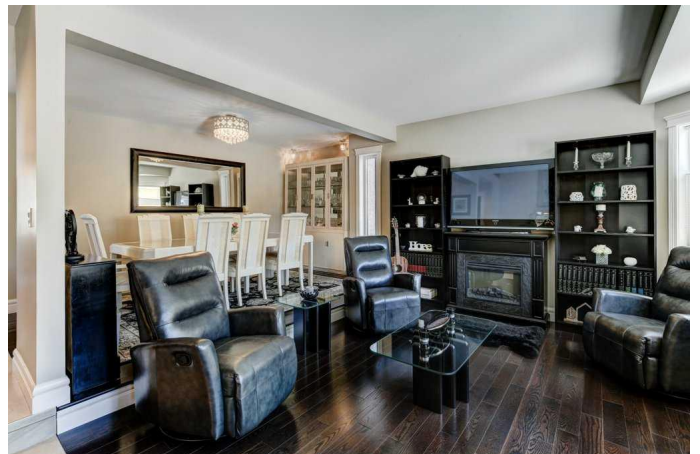
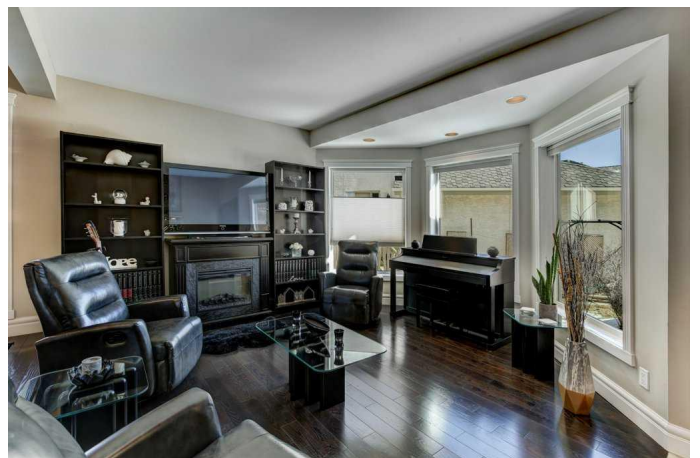
MLS® #A2202276

**\$1,150,000**

3 Bedroom, 4.00 Bathroom, 2,793 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. 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 massive recreation room and office area 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 and much more. The Uplands also offers RV storage. 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. Don't miss the chance to call this exceptional property your home!

Built in 1988

### **Essential Information**

MLS® #	A2202276
Price	\$1,150,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,793
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	None
Parking Spaces	6
Parking	Driveway, Off Street, Triple Garage Attached, 220 Volt Wiring
# of Garages	3
Has Pool	Yes

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), French Door, Low Flow Plumbing Fixtures, Recreation Facilities
Appliances	Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Starter, Mantle, Wood Burning, Glass Doors, Master Bedroom, Marble
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Pie Shaped Lot, Close to Clubhouse, Gentle Sloping
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	22
Zoning	R-CG
HOA Fees	116
HOA Fees Freq.	MON

## Listing Details

Listing Office            Heritage Elite Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.