

**313 Hawks Nest HO**

**W: 5 R: 3 T: 22 S: 29 Q:**

**C4259207 Active**

**LP:** \$1,224,000

**SP:**

**OP:** \$1,249,000

**PD:**

**DOM:** 176



**Class:** Detached  
**Title:** Detached  
**Style:** 2 Storey  
**Year Built:** 2010  
**LINC #:** [0033113903](#)  
**Legal Plan:** 0811164 **Blk:** 7 **Lot:** 29  
**Area:** Priddis Greens  
**Nearest Town:**  
**Community:** Hawks Landing HKL  
**Postal Code:** T0L 0W0  
**Condo Type:** Not a Condo  
**Possession:** 5/immed 07/31/2019

**Land Use:** RC1 **New Hm:** **Tax Amt/Yr:** \$7,713/2018  
**Title to Land:** Fee Simple **Local Imp Amt:** 0  
**Conform Rpt:** **HOA:** Yes/\$362/Monthly  
**Restrictions:** Architectural Guidelines, Pet Restrictions or Board approval Required **Condo Fee:**

Immediate. Your own park! Bring your kids and their friends. This homes landscaping is outstanding with large manicured grass areas for the kids. This stunning home backs onto the golf course but surrounding by large mature trees. This bonus room style home with finished basement is the ultimate family home. Each upper bedroom features a walk in and ensuite. The bonus room has a gorgeous built in bar and breathtaking scenery, and balcony overlooking the gardens. The main floor also features a den, stunning stacked stone fireplace and dream kitchen that leads out to the entertaining size deck with a swimspa. The lower level with heated floor is multi purpose with guest area, recroom, media space with 75 in UHD TV and bar. This dream home with beautiful built ins thru out can be yours. An absolute must for your viewing list. Many upgrades since construction too numerous to list including new 60 oz carpet, Teak flooring and more. School bus pick up for Red Deer Lake School in the community.

**Directions:**

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 9 F/H Baths: 4/1				
Dining Rm	3.8X3.2	12'7"X10'7"	M					
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P
Den	3.6X3.2	11'9"X10'7"	M	Baths: 1	1	0	0	0
Great Rm	5.3X4.0	17'5"X13'2"	M	EnSt Bth: 0	0	1	2	0
Kitchen	6.1X5.3	19'10"X17'5"	M	<b>Level Mtr2: Sq Ft</b>				
Bkfst Nook	3.7X3.6	12'0"X11'10"	M	<b>Main:</b> 139.63 1,503				
Mstr Bed	5.7X5.5	18'8"X18'2"	U	<b>Upper:</b> 178.84 1,925				
Bedroom	4.5X3.6	14'8"X11'11"	U	<b>Above Grade:</b>				
Bedroom	5.0X3.3	16'5"X10'8"	U	<b>Lower:</b> 117.52 1,265				
Bonus	5.5X5.5	18'2"X17'11"	U	<b>Below Grade:</b>				
Bedroom	4.8X3.9	15'7"X12'9"	L					
Rec Rm	5.1X4.0	16'8"X13'2"	L	<b>Total A.G.</b> 318.47 3,428				
Media Rm	5.5X5.1	18'0"X16'8"	L					

Property Information

**Basement:** Full-Fully Finished  
**Suite:** Suite - None  
**Construction:** Wood Frame  
**Foundation:** Concrete  
**Exterior:** Asphalt Shingles  
**Roof Type:** Asphalt Shingles  
**Front Exp:** Southwest  
**Garage Dim:** 22'10" x 35'1"  
**Parking:** 6/Triple Garage Attached  
**Features:** Air Conditioning-Central, Bar, Ceiling 9 ft., Deck, Vacuum System-Roughed-In  
**Site Influences:** Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Treed Lot  
**Goods Included:** Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Pool-Above Ground, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All, Wine/Beverage Cooler  
**Goods Excluded:**  
**HOA:** Yes/\$362/Monthly  
**HOA Fee Incl:** See Remarks

**Heating:** Forced Air-2, In Floor Heat System  
**Fin FP/Rgh-In:** 1  
**Lot Shape:** Pie Shaped  
**Lot Sq M:** 0.00 m2/ 1.00 Acres  
**Frntg X Depth:**  
**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fuel:** Natural Gas  
**Fuel:** Gas Only

Rural

**911 Address:**  
**Road Access:**  
**Water Supply:** Municipal  
**Water GPM:**  
**Depth of Well:**  
**Water Report Yr:**  
**Bus Srvc:**  
**Nearest Town:**  
**School District:**  
**Elem School:**  
**High School:**  
**School Bus:**  
**Directions:**

**Heating Desc:**  
**Power Desc:**  
**Phone Desc:**  
**Sewer/Septic:**  
**Yr Sewer Cleaned:**

**Jr/Mid Schl:**  
**Other School:**

**Total Acres:** 1.00  
**Acres Cleared:**  
**Acres Cult:**  
**Acres Pasture:**  
**Acres Fenced:**  
**Acres Irrigated:**  
**Acres Water Rights:**  
**Acres Leasehold:**  
**# Parcels:**

**LP/Acre:** \$1,224,000.00

Agent & Office Information

**List Firm:** HOUSTON REALTY.ca **List Date:** 07/25/2019  
**Ownership:** Private  
**Exclusion/SRR:** No/No

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).