



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**289 Hampstead Road NW  
Calgary, Alberta**

**MLS # A2224888**



**\$999,999**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,285 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Low		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Post & Beam, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

In the Prestigious Golf Course Community " The Hamptons " We Offer you an Extensively Renovated House with 3161 Sq Feet Of Living Space including 4 Bedrooms (2 Masters), 3.5 washrooms, Separate Living And Family Room, New Kitchen with brand new Stainless Steel Appliances and Quartz Countertops , New Washrooms, New Flooring, New Carpet, New Lighting Fixtures, Fresh Paint, Fresh Exterior Paint , 14 ft x 14 ft deck overlooking massive backyard + Brand New 2 Bedrooms Basement Suite(Illegal) with separate entrance and separate laundry .Situating close to pathways, golf course, shopping and schools, this home offers the ideal balance of convenience and tranquility. Experience the lifestyle you've been dreaming of in the Hamptons! There is NO POLY-B in this House. PLEASE CHECK OUT 3D Tour or BOOK SHOWING TODAY.