



**GRASSROOTS**  
REALTY GROUP

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**47 Hamptons Link NW**  
**Calgary, Alberta**

**MLS # A2229010**



**\$549,888**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Clay Tile

**Basement:** Finished, See Remarks, Walk-Out To Grade

**Exterior:** Concrete, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 364

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** None

Welcome to this beautiful, FULLY-DEVELOPED 2-story townhouse in the LA VITA complex in the Hamptons. Step into the main level with an open living room /dining room plan, including a gas fireplace. Check out the AMAZING VIEWS from your patio door. 2 BEDROOMS up, 2.5 BATHS including a 3-pc ensuite. FULLY FINISHED WALK-OUT BASEMENT and SINGLE ATTACHED GARAGE. QUICK POSSESSION AVAILABLE. Close to schools, shopping, and transit. Steps away from Costco and Stony Trail for easy access. The unit is right in front of the visitors' parking and has an open green space. Don't miss out on this opportunity to own in the highly desirable Hamptons! Call today for your viewing appointment.(More pics to come!)