



GRASSROOTS
REALTY GROUP

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

107 Hampstead Road NW
Calgary, Alberta

MLS # A2245419



\$899,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 sq.ft.	Age:	2001 (24 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Storage shed, alarm system hardware.		

Steps to a park & walking distance to the Hamptons Co-op is this wonderful family home here in the sought-after estate community of Hamptons...with a total of 7 bedrooms, relaxing central air & fantastic backyard with raised garden beds & mature trees. Built by Janssen Homes, this warm & inviting two storey enjoys hardwood & tile floors, expansive maple kitchen with stainless steel appliances, 3.5 bathrooms & over 3400sqft of comfortable family living space. Featuring one of Janssen's most popular floorplans, you'll just love the open & airy living room with its soaring 17ft ceilings & windows, next to the elegant formal dining room which makes entertaining a breeze. At the heart of your new home is the beautifully appointed kitchen with its ceramic tile floors & rich maple cabinetry, large centre island, walk-in pantry & stainless steel appliances. The family room also has 17ft ceilings & dramatic floor-to-ceiling windows, hardwood floors & toasty gas fireplace to keep you warm on those cold winter nights. Head on upstairs to the 2nd floor & 4 large bedrooms & 2 full baths; the private owners' retreat has a sitting area with views of the backyard, big walk-in closet & jetted tub ensuite with separate shower. The walkout level is fully finished & has 3 more bedrooms (1 which is currently used for storage & is roughed-in for a wet bar or future kitchen), another full bathroom, great storage space & a big open games/rec room with access to the covered backyard patio. Additional features include the dedicated main floor home office with French doors & window, main floor laundry with sink & Samsung washer/dryer, 2nd set of laundry hook-ups in the furnace room, California Closet cabinets in the den & laundry room, plenty of storage & closet space, overhead storage in the garage, sunny Southeast-facing balcony & larger 6100+sqft lot with flat

backyard…fully fenced & landscaped complete with storage shed & dog run. The perfect home for the growing family or multi-generational living, in this prime location just minutes to the golf course & Hamptons School, neighbourhood parks & easy access to major retail centers & shopping, University of Calgary, hospitals (Alberta Children’s, Foothills Medical Centre & Arthur J.E. Child Cancer Centre), transit & downtown.