



**GRASSROOTS**  
REALTY GROUP

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

102 Hampstead Close NW  
Calgary, Alberta

MLS # A2256011



**\$919,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                           |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,270 sq.ft.                       | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 5                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                          |               |                   |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot, Treed |               |                   |

|                    |                                                                                                     |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas, See Remarks                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Rubber                                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Original Home Owner, well kept home in Hamptons that you don't want to miss. 4 + 1 Bedroom, 3.5 baths, Walkout finished upgraded home that you can just move in. New upgrades include: Rubber Roof (2017), Newly painted Elastomeric Stucco (2017), Composite Deck (2017), Furnace (2022), upgraded A/C. Once you walk in, you are welcomed by the spacious foyer with 2 storey high ceilings, Formal Living and Dining Room, Family Room with Gas fireplace and built in bookshelves, join seamlessly to the kitchen and Dining Nook. Kitchen with the corner pantry, stainless steel appliances are great to prepare your meals. Hardwood flooring throughout the main level except Living and Dining Room. Main floor Den, laundry room and powder room complete this level. Primary bedroom with full bath ensuite and Walk-in Closet and 3 good sized bedrooms and full bath complete the second level. Fully finished walkout basement with one bedroom, huge Rec Room with baseboard heating, one full bath, and a large Storage room. This home offers you over 3200 square feet living space that is perfect for your growing family. Landscaped backyard with mature trees. Hamptons is one of the best NW communities and your children can go to the best Junior High and High Schools. Close to the Superstore, Costco and other shopping areas, major routes like Country Hills Blvd and Stoney Trail. Look no further, book your viewings today.