



GRASSROOTS
REALTY GROUP

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138 Hampstead Circle NW
Calgary, Alberta

MLS # A2262290



\$749,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Open house on Oct 5, from 2 to 4 pm. Great family home that offers you 2646 square feet total living space in sought after community in Hamptons. This Family home has new upgrades including the Vinyl flooring on the main floor, new kitchen cabinets with Quartz counters, new bathroom tiles surround and counters. NO POLY B plumbing in the house. Total of 3 bedrooms up plus one bedroom in the basement. Main floor Living Room can be easily converted to a Bedroom if you have parents staying with you, that do not want to climb the stairs. Vaulted ceiling in Family with Fireplace and Dining Room area. Patio Door off the Dining Area that steps onto 2 level of Decking that you can enjoy the South exposure backyard. Fenced backyard with no neighbour behind. Basement is fully finished with large Rec Room, 4th bedroom and a half bathroom. Don't miss this home, well priced to sell in Hamptons, and close to Tom Baines Junior High, and designated area to go to Sir Winston Churchill High School. Close to Super Store, Costco and Beacon Hills Shopping areas.