



**96 Hampstead Green NW  
Calgary, Alberta**

**MLS # A2272960**

**\$539,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Treed, V		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d32
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Where elegance and comfort meet, your new fully finished end unit townhome is waiting for you in the prestigious Hamptons, this stunning home has it all including the view! The main floor has gleaming engineered hardwood flooring, 9' smooth ceilings and tons of windows flooding the living space with natural light. There is a massive living room with a corner gas fireplace to cozy up to on those chilly evenings. The chef in the family will definitely feel inspired in this well appointed kitchen with tons of cabinet space, large centre island and all brand new appliances with smart capability, there is even a walk in pantry giving you ample storage. The open concept also offers a beautiful dining area with room to have the whole family over for dinner. There is a large balcony just off the living room with incredible views, the perfect spot to enjoy your coffee and watch the sun rise. In addition the main floor has a half bath and main floor laundry for your convenience. Upstairs is a primary bedroom fit for a King or Queen with a walk in closet and a spa inspired ensuite with a separate shower and a relaxing soaker tub. An additional great sized bedroom and 4 piece bath complete this level. Downstairs is the perfect place to let your hair down, with a massive family room and another corner gas fireplace, a 2 piece bath and large storage room, this level is a walkout with a covered patio to relax and enjoy the outdoors. This end unit is one of the largest with mature trees and perennial flower beds, making this a beautiful space to relax. Even your vehicle will be happy here with an attached single car garage complete with extra storage, the driveway offers an additional parking stall and conveniently, visitor parking is just around the corner too. There is nothing to do here but move in and start enjoying your new home in the Hamptons!