



**GRASSROOTS**  
REALTY GROUP

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**42 Hamptons Link NW**  
**Calgary, Alberta**

**MLS # A2281569**



**\$575,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,606 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Tandem		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Storage		

**Inclusions:** shelving in bedroom. shoe cabinet in foyer

Here in the estate community of Hamptons is this beautifully updated condo in Calbridge's highly sought-after townhome project of LaVITA...ready & waiting just for you! Backing onto a winding greenbelt & walking path, this stylish end unit enjoys gleaming hardwood floors, 3 bedrooms & 2.5 bathrooms, sleek kitchen with stainless steel appliances & tandem-style 2 car garage. With over 1600sqft of developed living space, this wonderful two storey end unit boasts an open concept living/dining room with gas fireplace...drenched in natural light, with access onto the backyard deck. The sunny eat-in kitchen has a walk-in pantry & centre island, granite countertops & the newer stainless steel appliances include a Samsung stove with induction cooktop. Upstairs there are 3 lovely bedrooms & 2 full bathrooms...highlighted by the bright & spacious primary bedroom with 2 closets, bay window with views of the greenbelt & ensuite with shower. Main floor laundry with Kenmore washer & dryer, plus an adjoining powder room. Plenty of parking in the 2 car garage & front driveway. Among the many additional improvements include baseboards & carpets, repainted trim & railings, lighting & backsplash. Prime location in the complex conveniently located next to visitor parking. Monthly maintenance fees include grass cutting & snow removal...so you can throw away your shovel & lawn mower! Bus stops are within walking distance, & neighbourhood shopping & the golf course clubhouse are just minutes away. Hamptons is a premier golf course community in Calgary's desirable Northwest, ideally located within easy reach of recreational facilities & major retail centers, highly-rated schools & the University of Calgary, hospitals & the LRT. Move-in ready & in tip-top condition...welcome to your new home!

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