



**GRASSROOTS**  
REALTY GROUP

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**256 Hampstead Road NW**  
**Calgary, Alberta**

**MLS # A2284913**



**\$899,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** basement fridge, alarm system hardware, security cameras

Available for quick possession is this Calbridge Homes two storey walkout in the highly-desirable golf course community of Hamptons, located here on this quiet street only minutes walk to bus stops & neighbourhood shopping. Offering a total of 4 bedrooms & central air, this fully finished home enjoys hardwood & vinyl floors, white kitchen with quartz countertops, 3.5 bathrooms & almost 3000sqft of developed living space. Fantastic family-friendly floorplan featuring sunny living room with gas fireplace & soaring 17ft ceilings, separate formal dining room, dining nook with access onto the rear balcony & terrific open concept kitchen with centre island, stainless steel appliances & walkthrough pantry with built-in cabinets. Upstairs there are 3 lovely bedrooms & 2 full baths; the primary bedroom has a big walk-in closet & soaker tub ensuite with separate shower & tile floors. The walkout level is finished with a 4th bedroom with walk-in closet, bathroom with shower, lots of storage space & games/rec room with access into the backyard. Main floor laundry room complete with sink, built-in cabinets & Kenmore washer/dryer set. Ready & waiting for a new family to make it their own, this dynamite home is only minutes to the golf course clubhouse & Hamptons School, community parks & sports courts, playgrounds & easy access to major retail centers, Nose Hill Park, University of Calgary, hospitals & downtown.