



256 Hampstead Road NW
Calgary, Alberta

MLS # A2284913



\$899,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.