



**92 Hamptons Link NW
Calgary, Alberta**

MLS # A2300604



\$574,900

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 364
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	n/a		

Experience the perfect blend of executive style and low-maintenance living in this stunning 2-storey townhome. Featuring a bright, open-concept floor plan, this home is drenched in natural light thanks to expansive windows and a coveted walk-out basement. The main floor offers a seamless flow from the spacious kitchen to the inviting living area—ideal for entertaining. Retreat upstairs to a generous primary suite or head down to the fully developed lower level, perfect for a home gym or media room. Situated just steps from the prestigious Hamptons Golf Club, tennis courts, and walking paths. Pride of ownership shines with extensive upgrades: new furnace, A/C, hot water tank & central vac; Bosch appliances (stove, dishwasher, microwave hood fan) + LG fridge; new kitchen backsplash & garburator; steam washer/dryer; all toilets replaced; pro-installed blinds throughout; metal shelving in garage, pantry, closets & storage; front keypad entry; fresh carpet on stairs/bedrooms; new lino in upstairs baths; ceiling fans in primary & living room. Move-in ready excellence!