



**63 Hampstead Terrace NW
Calgary, Alberta**

MLS # A2133510



\$799,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: None

***Open house 1-4 pm Saturday, June 1. Welcome to this meticulously maintained two storey in the sought-after community of the Hamptons. Built by Goldmark, this spacious two-storey family home perfectly blends elegance with a functional living space. The space provides an excellent floor plan with 3 bedrooms on the top floor and an office in the fully finished basement. This cozy home boasts extensive tile and laminate floors, 9’ ceilings, formal dining/flex room, main floor laundry, corner gas fireplace, open oak kitchen with raised eating bar and a walk-in pantry. The top floor includes an inviting master bedroom with a roomy walk-in closet, jetted Jacuzzi surrounded with glass block and a separate shower. Two other bedrooms share a newly renovated 4-piece bath with a skylight, exuding natural light. The lower level is a fully finished basement with an office/den, large entertainment space/family room, full bathroom, multiple storage areas and a well planned fitness space. The backyard is beautifully landscaped with stone retaining walls, a patio area, hot tub and a large deck, providing a great space to enjoy outdoor activities and entertainment. The roof has recently been fully maintained and restored. There is a heated garage. The current homeowner has also installed a charging pile for the tram. This home is positioned in a great community with great access to schools, transit and walking distance to playground and local shopping. This is a great property… make it your home!