



**72 Hamptons Drive NW
Calgary, Alberta**

MLS # A2137562



\$999,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,832 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Alarm system hardware & security cameras, fridge & freezer in basement, NEST thermostat, shelving units in garage

Location, location, location! Backing onto the prestigious Hamptons golf course is this lovingly maintained home built by Calbridge...with total of 3 bedrooms & 3 full baths, heated 3 car garage & private backyard with wraparound deck & mature trees. This mint condition, one-owner home enjoys gleaming hardwood floors & an expanse of windows, 2 fireplaces, extensive built-ins & for a low monthly fee...your grass cutting & snow shoveling are taken care of for you! Embrace the sensational open design of the air-conditioned main floor with its soaring 10ft ceilings & warm natural light, amazing living room with fireplace & floor-to-ceiling windows, oversized dining room with balcony & nook with access onto the backyard deck. The white kitchen comes complete with island with Jenn-Air gas cooktop, big walk-in pantry & the appliances includes built-in convection oven & LG stainless steel fridge. The owners' retreat is a relaxing space & has a huge walk-in closet & jetted tub ensuite with double vanities, separate shower & glass block windows. A 2nd full bath - with a skylight, is conveniently located next to the 2nd main floor bedroom. A 3rd bedroom with walk-in closet is in the beautifully finished lower level, & has its own private access into another full bath with steam shower. The fantastic rec room is a wonderful space to unwind in, with a wet bar, fireplace, wiring for speakers & wall of built-in cabinets & bookcases. Laundry room with sink & KitchenAid washer & dryer, with big crawlspace for extra storage. Additional features include Hunter Douglas blinds, 2 furnaces & 2 hot water tanks, NEST thermostat, underground sprinkler system & approx. over 350sqft of backyard deck for your outdoor enjoyment. And as an added bonus: the monthly maintenance fees cover grass cutting & snow removal...so throw away your shovel & lawn mower! Not-to-miss rare opportunity, in this

coveted location across from the clubhouse, walking distance to bus stops, & quick easy access to shopping & everything the Hamptons has to offer!