



**42 Hamptons Link NW  
Calgary, Alberta**

**MLS # A2145698**



**\$575,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Hamptons  |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,609 sq.ft.  | <b>Age:</b>   | 1997 (27 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Insulated, Oversized, Tandem          |               |                   |
| <b>Lot Size:</b> | 0.05 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Lan |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 370   |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting |                   |          |

**Inclusions:** na

Discover the elegance of this fully renovated end-unit townhouse, offering 3 bedrooms, 2.5 bathrooms, and a generous 1,616 sq. ft. of living space in the highly sought-after community of Hamptons. Featuring a tandem 2-car attached garage (36'5" x 11"), 9' ceilings, beautiful hardwood flooring, all new carpets, fresh paint, and new lighting. Just steps from Hamptons Golf Course, playgrounds, and parks this turnkey newly renovated townhouse in the desirable and impeccably maintained "La Vita" complex in Hamptons will meet all your needs! The main floor hosts a spacious formal living room and dining room, adorned with a cozy gas fireplace. Large windows bathe the space in natural light and provide access to the rear deck, perfect for outdoor relaxation. The kitchen is designed for both functionality and style, featuring a central island, a corner pantry, and a bright breakfast nook. A spacious half bath/laundry room completes this space, adding convenience to your daily routine. On the upper level, you'll find three generously sized bedrooms. The huge master bedroom is a true retreat, boasting a 4-piece ensuite, his and her closets, a large bay window that invites plenty of natural light, and a ceiling fan for added comfort. Two additional bedrooms and a full bathroom complete this floor. Additional storage is available in the furnace room and the storage room, and also includes a tandem 2-car attached garage, providing ample parking/additional storage space. Located in a prime area, this home offers easy access to walking paths and green spaces, perfect for morning strolls. It's also close to The Hamptons School, Sir Winston Churchill High School, Tom Baines Junior High School, Hidden Valley School, Co-op, parks, playgrounds, golf courses, and tennis courts. With convenient access to Stoney Trail and the University of Calgary, you'll enjoy the

best of suburban living with easy connectivity to the city. Explore the property through the 3D Virtual Tour! Don't miss out on this opportunity to become part of the prestigious Hamptons golf community!