



**50 Hampstead Circle NW
Calgary, Alberta**

MLS # A2173444



\$999,990

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,250 sq.ft.	Age:	1995 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Treed, Waterfall		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal, See Remarks, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Crown Molding, French Door, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Wall Mounts (2), Pool Table plus accessories, Basement Refrigerator & Stand Up Freezer

**** OPEN HOUSE this Sunday November 17th is CANCELLED**** Welcome to this elegant and tasteful two-story stucco home in the esteemed community of The Hamptons. You'll find numerous expensive updates that enhance the home's appeal, including upgraded New Triple-Pane Windows 2020, New Dishwasher 2023, New Water Softener 2023, New Filtered Drinking Water System 2021, New Soffits & Fascia 2021, New Stucco Paint 2021, New Furnace 2016, and New Kasselwood Steel Shingles 2014 with transferable 50 year warranty, the list goes on and on. Spanning over 3200 developed square feet, this spacious residence offers plenty of room for the entire family boasting 4 bedrooms upstairs, 2.5 bathrooms, a main floor office/den, formal sitting and dining room, family room and large kitchen with breakfast nook that provides easy access to a large deck perfect for bbqing and hosting guests. Let's not forget about the main floor laundry and finished basement which currently serves as a recreational room, home gym and tons of storage which could easily be converted to add additional bedrooms. Year round you'll enjoy a beautifully treed and landscaped, low maintenance, large pie shaped, private yard that features underground sprinklers with one of a kind, custom built waterfall and pond. It truly feels like you're in the forest while standing in the yard or upstairs having a bath in the primary spa-like en suite. This meticulously maintained home features a host of modern updates and is surrounded by a wealth of amenities, making it a true gem in a prime location. Just minutes from parks, playgrounds, tennis courts, and a lively hockey rink, Hamptons residents enjoy a lifestyle rich in outdoor recreation and leisure. Golf enthusiasts will appreciate the proximity to the Hamptons Golf Club and commuting is convenient with

easy access to Shaganappi and Stoney Trails, providing seamless connectivity to nearby destinations and city amenities, including schools and shopping centers. The house is home to the original owner and has been kept in a pristine condition, ensuring an exceptional and heightened living experience like no other. Don't miss the opportunity to own a turn-key home that will provide abundant space for your growing families and guests .in a very safe and mature neighborhood, with award winning schools. You pay for what you get and this house comes worry free for decades to come. You have to see it to believe it, so don't wait, call now and schedule your private viewing today!