



GRASSROOTS
REALTY GROUP

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122 Hampstead Close NW
Calgary, Alberta

MLS # A2204264



\$879,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,118 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees, No Neighbours Behind, Pie Sh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garden shed. Fridge is "as is" - water/ice dispenser not working. Water softener is disconnected - "as-is".

Come see this LOWEST PRICED WALKOUT IN HAMPTONS - this lovingly maintained, fully finished home is on a massive, private pie-shaped lot with a sunny SW-facing backyard and no neighbours behind! Ideally located in the prestigious Hamptons golf course community with highly rated area schools nearby. Inside this well-kept home is the perfect sanctuary for any busy family with gorgeous millwork that includes site-finished cherry hardwood floors and custom site-built cabinetry and built-ins. Grand vaulted ceilings adorn the living and dining rooms creating an open and airy atmosphere, perfect for entertaining. Show off your culinary prowess in the kitchen with a brand new stove and dishwasher, stone countertops, a unique Polynesian tile backsplash adding a pop of colour, a pantry for extra storage, a breakfast bar on the peninsula island and a handy tech desk for homework or catching up on emails. The bayed breakfast nook overlooks the backyard granting a tranquil backdrop. Put your feet up and relax in front of the fireplace flanked by built-ins in the adjacent family room. Retreat at the end of the day to the primary oasis on the upper level and immediately feel spoiled thanks to the generous size, elegant lighting, large walk-in closet and private ensuite with a luxurious jetted soaker tub. Both additional bedrooms are spacious and bright with their own custom features (one with a charming window seat and the other with a built-in desk). Gather in the finished walkout basement and enjoy movies, games and entertaining in the massive, sunshine-filled rec room. Gleaming engineered hardwood floors are in-laid with stunning sundial/artistic mosaic tile providing a striking focal point. A 4th bedroom, another full bathroom, ample storage and even a cold room further add to the versatility of this wonderful lower level. Walk out to the exposed aggregate patio

and soak up the sunny SW sunshine or host casual barbeques on the upper deck. Being on a pie lot allows for a massive backyard retreat with soaring trees and no neighbours behind for ultimate privacy! Numerous additional upgrades over the last 10 years include new roof clay tiles, aluminum cladding on all window frames, a newer hot water tank (5 years old), a deck with membrane and low maintenance aluminum and glass railings (1 year old) and newer toilets. This outstanding home is in a much sought-after community thanks to the active community centre, Olympic-sized hockey rink with heated bleachers, adjacent kiddie rink, tennis courts, sports courts, a paved bike path system, many playgrounds, local shopping and the enviable Hamptons Golf Course. Move-in ready and ready for your personal touches! Check out the 3D tour and then come see it for yourself!