



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

23 Hampstead Point NW
Calgary, Alberta

MLS # A2213117



\$799,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,426 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Storage shed (2), alarm system hardware, deck pergola

Rare opportunity here in this lovingly maintained bungalow in the highly-desirable golf course community of the Hamptons, in this quiet cul-de-sac within walking distance to bus stops & neighbourhood shopping. Original owners of this wonderful 3 bedroom+den home, which enjoys hardwood floors & 2 fireplaces, soaring vaulted ceilings, huge backyard with deck & over 2400sqft of air-conditioned living space. Available for quick possession, you will love the open concept feel of the main floor which is drenched in warm natural light, featuring spacious formal dining room, sunny living room with floor-to-ceiling windows & fireplace, dining nook with access to the backyard & white kitchen with granite counters & skylight, island with bar & white appliances including Bosch dishwasher. The main floor owners' retreat has a big walk-in closet & ensuite with heated tile floors, glass shower & laundry with Samsung washer & dryer. The lower level — with 9ft ceilings, is beautifully finished with 2 large bedrooms, games room with wet bar, another full bath & rec room with fireplace. Main floor home office with French door, mudroom with access into the 2 car garage, storage/utility room with sink & built-in shelving, Hunter Douglas blinds & underground sprinkler system, 2 storage sheds & maintenance-free backyard deck with pergola. A truly wonderful home you won't want to miss, nestled in this prime location just minutes to the golf course & Hamptons School, neighbourhood parks & quick easy access to major retail centers & shopping, University of Calgary, hospitals (Alberta Childrens, Foothills Medical Centre & Arthur J.E. Child Cancer Centre) & downtown.