



**GRASSROOTS**

REALTY GROUP

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**92 Hamptons Link NW  
Calgary, Alberta**

**MLS # A2300604**



**\$549,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**HUGE PRICE IMPROVEMENT FOR A QUICK SALE!** Experience the perfect blend of executive style and low-maintenance living in this stunning 2-storey townhome. Featuring a bright, open-concept floor plan, this home is drenched in natural light thanks to expansive windows and a coveted walk-out basement. The main floor offers a seamless flow from the spacious kitchen to the inviting living area—ideal for entertaining. Retreat upstairs to a generous primary suite or head down to the fully developed lower level, perfect for a home gym or media room. Situated just steps from the prestigious Hamptons Golf Club, tennis courts, and walking paths. Pride of ownership shines with extensive upgrades: new furnace, A/C, hot water tank & central vac; Bosch appliances (stove, dishwasher, microwave hood fan) + Samsung fridge, new kitchen backsplash & garburator, steam washer/dryer, all toilets replaced, pro-installed blinds throughout, metal shelving in garage, pantry, closets & storage, front keypad entry, hardwood and tile flooring on the main floor, fresh carpet on stairs/bedrooms, new lino in upstairs baths; ceiling fans in primary & living room. Move-in ready excellence!