



**12 Hampstead Gardens NW
Calgary, Alberta**

MLS # A2305288



\$799,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Outstanding walk-out 2 storey located in the shades of greenery on a quiet street of noble community of Hamptons! Minutes off shopping trip mall with fast access in & out of the city, this well kept home has only been through 2 owners. You will find open & bright plan on main floor with white kitchen cabinets, central island with raised breakfast bar, 9ft ceilings in dinning area with picture windows over looking the park-like back yard. Step out from the patio door is an updated deck with low maintenance deck boards & glass railing. Off the insulated garage is a spacious laundry room with a handy sink. Upper floor features a well deigned bonus room with vaulted ceilings, corner fireplace and sunny south facing windows. 3 good sized bedroom including a private master retreat W/4pcs ensuite & WIC finishes 2nd floor. Basement finishes with a large den (no egress window and closet for bedroom), a huge living space with a wet bar, and a 2pcs washroom. Tons of space for storage in the furnace room. Brick patio off basement entrance and lots of mutual trees in back yard with kids playing set...Other upgrades including some newer windows, brand new hood fan in kitchen and brand new hot water tank! No POLY-B in this house and recent maintenance service just done on roof with five year warranty! Don't miss out this one!