



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75 Hampstead Way NW
Calgary, Alberta

MLS # A2310783



\$828,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	N/A		

Welcome to your new home in the prestigious community of Hamptons! This stunning 4-bedroom, 2.5-bathroom residence is perfectly positioned to soak up an abundance of natural light from its coveted south-facing location. Garage door and roof are newly replaced. Outside, you'll find a driveway spacious enough for three vehicles and a backyard with a panoramic view, complemented by a beautiful garden with ample space for cultivating your own vegetables. Enjoy leisurely days on an expansive deck, complete with convenient storage beneath. Step inside to discover a meticulously designed interior that includes a two-car garage with plenty of storage. The main floor features a grand high-ceiling foyer with a curved staircase, a formal dining room ideal for hosting guests, home office den, and a sunlit living room anchored by a cozy fireplace. The gourmet kitchen is equipped with a gas cooktop, stainless steel hood fan, and opens seamlessly into the dining area. Upstairs, retreat to the master bedroom complete with a walk-in closet and an ensuite bathroom featuring a jetted bathtub, perfect for unwinding after a long day. Don't miss the opportunity to make this exceptional property yours—schedule your viewing today and experience the epitome of Hamptons living!