



**78 Hamptons Link NW  
Calgary, Alberta**

**MLS # A2311143**



**\$499,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Low Maint		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** NOTE: water softener/fireplace/ceiling fan/window blinds <as is>, jetted tub <as is, seller never used>

Incredible value here in this executive townhome in Calbridge's LaVITA project in the Hamptons offering the best in maintenance-free living in this sought-after golf course community. Prime opportunity to renovate at this amazing price to make it your very own. Perfectly positioned backing onto tranquil green space, this home offers exceptional privacy & a serene outdoor setting right outside your door. Enjoy the best of the Hamptons community with scenic walking and biking paths, beautiful parks & nearby ravines just steps away. Located minutes from the prestigious Hamptons Golf Course, tennis courts, playgrounds, & hiking areas, it's ideal for an active lifestyle. This lovely non-smoking/no-pet two storey unit boasts 2 big bedrooms, open concept white kitchen & finished walkout backing onto a greenbelt & park. Complemented by 9ft ceilings, you will love the main floor with its spacious living room with corner gas fireplace & balcony, open concept dining room & white kitchen with walk-in pantry & island with raised eating bar, tile floors & white appliances including gas stove + brand new stainless steel hoodfan (2026). The master bedroom is a fantastic size & has a big walk-in closet & ensuite with separate shower & window. The 2nd bedroom is also a great size & is next to the 2nd full bath that has a relaxing soaker tub. On the landing there is a big closet that easily fits all your linens & towels, plus there is lots of room where you can put your home office or study area. The walkout level is finished with a huge rec room with access onto the covered patio, plus there is roughed-in plumbing for another bathroom & lots of storage space. Convenient main floor laundry room with washer & dryer, attached single garage - insulated & drywalled, new humidifier (2023), hot water tank replaced in 2016, concrete tile roof, underground sprinklers & the monthly condo fees

include snow shoveling & grass cutting. Take in stunning, unobstructed views from your windows—stretching for miles—featuring breathtaking sunrises & even the occasional rainbow. Families will appreciate proximity to the highly regarded Tom Baines School, while daily conveniences are just around the corner with Costco, Superstore, shopping, restaurants & cafés nearby. Quick access to Stoney Trail & Country Hills Blvd ensures effortless commuting.