



GRASSROOTS
REALTY GROUP

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**92 Hamptons Link NW
Calgary, Alberta**

MLS # A2312717



\$547,900

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 364
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Alarm system hardware, wire shelving in garage, Skybell doorbell, Ecobee thermostat

Here in the estate community of Hamptons is this beautifully updated condo in Calbridge's highly sought-after townhome project of LaVITA...ready & waiting just for you! Backing onto a winding greenbelt & walking path, this stylish two storey walkout enjoys gleaming hardwood floors & central air, 2 bedrooms & 4 bathrooms, white kitchen with granite countertops & panoramic views of the surrounding neighbourhood & horizon. In mint condition & showing pride of ownership, this fully finished townhouse has a wonderful inviting main floor complemented by 9ft ceilings, spacious & cozy living room with gas fireplace, open concept dining room & bright eat-in kitchen & nook with terracotta tile floors, island with raised bar, walk-in pantry with extra shelving & upgraded stainless steel Bosch & Samsung appliances. Head on upstairs to 2 fantastic bedrooms & 2 full baths...highlighted by the primary bedroom with walk-in closet & ensuite with separate shower. The landing has an alcove which is the perfect spot for your home office, & there is a large closet for all your linens, towels & bedding. The walkout level is finished with a great-sized rec room, 2-piece bathroom & loads of extra space for storage. Main floor laundry room with LG steam washer & dryer, with an adjoining powder room. Plenty of parking in the single garage & front driveway. For your outdoor pleasure you've got 2 dynamite decks...a sun-drenched balcony off the living room & the covered walkout level patio. Among the many improvements over the last 10years: washer & dryer in 2016, kitchen appliances in 2017, furnace in 2021, hot water tank in 2023 & central air conditioning in 2024. Steps from your front door is ample visitor parking for your guests. Monthly maintenance fees include grass cutting & snow removal...so you won't need your shovel or lawn mower

anymore! The Hamptons is a premier golf course community in Calgary's desirable Northwest, perfectly situated within easy reach of recreational facilities & major retail centers, highly-rated schools & the University of Calgary, hospitals (Foothills Medical Centre, Alberta Children's & Arthur J.E. Child Cancer Centre) & the LRT.