



**322 Hampstead Way NW
Calgary, Alberta**

MLS # A2315070



\$998,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, No Animal Home, Pantry		

Inclusions: n/a

OPEN HOUSE June 13 & 14 SAT + SUNDAY 2-4:00PM- SPECTACULAR! This custom-built Calbridge home boasts over 3,400 square feet of developed space in The Hamptons, a premier NW Calgary golf course community. South-facing onto green space, it includes a new air conditioner. Enter this bright open two-storey plan with 9-foot ceilings, ample windows, and hardwood throughout. The main level offers a large den, a gas fireplace, a dining area with 10-foot coffered ceilings, and a kitchen with new appliances plus a walkthrough pantry and main floor laundry room, two-piece powder room completes the main. Off the dining area, a large deck is perfect for barbecuing, while below, a spacious patio suits your lounge chairs. Curved oak staircase to Upstairs, three large bedrooms await, with the primary featuring a five-piece ensuite (tiled shower, jetted tub, walk-in closet) and an additional four-piece bath. The finished lower level includes a large family room, gym space, a fourth bedroom, and another four-piece bath. Extremely well maintained home. This N.W. desirable community has a K-6 Public School designated to the Hamptons children only. A renowned Golf Course and Club House for events, with Restaurant. Close to All shopping, Churches, University of Calgary and the renowned Arthur J.E. Child Cancer Centre + Foothills Medical Centre , Walking distance to Nose Hill Park which is a Natural Urban Park with Amazing views of Calgary. Great Value & Opportunity!