



GRASSROOTS
REALTY GROUP

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15 Hampstead Rise NW
Calgary, Alberta

MLS # A2321927



\$1,149,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,838 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: alarm system hardware, Skybell doorbell, metal cabinet in garage, IKEA cabinets in mudroom

You won't want to miss out on this chance to make your home in the prestigious estate community of the Hamptons, here in this lovingly appointed bungalow backing onto the beautifully manicured fairways of the golf course. This former Jager showhome boasts hardwood floors & Hunter Douglas blinds, 2 bedrooms + den, sleek renovated kitchen with quartz countertops, 2 gas fireplaces & over 3000sqft of air-conditioned living space. Showcased by expansive 10ft ceilings & windows galore, the main floor enjoys elegant formal living & dining rooms with tray ceilings, airy & open family room with built-in cabinets & gas fireplace, dining nook with French door to the backyard & dynamite designer kitchen with quartz counters & custom backsplash, full-height cabinets & the upgraded stainless steel appliances include induction cooktop & built-in convection oven & both from Wolf, Bosch dishwasher & Faber hoodfan. The private owners' retreat is your relaxing sanctuary & has a big walk-in closet, built-in bench & stunning ensuite with quartz-topped double vanities & tile floors, skylight, free-standing soaker tub & glass shower. The lower level is beautifully finished with a 2nd bedroom with walk-in closet, another full bathroom, office (or bedroom) with French doors, wine room & fantastic games/rec room with fireplace & built-ins. Main floor laundry with Electrolux washer & dryer. Additional extras include main floor mudroom with built-in bench & cabinets, finished garage with epoxy floors, underground sprinklers in the front yard, new furnace & hot water in 2019, tons of extra space for storage or future development & fenced backyard with winding gardens, patio & covered deck. Prime location in one of Northwest Calgary's most desirable communities, only a few short minutes to the golf course clubhouse & Hamptons School, neighbourhood

& area shopping, Nose Hill Park & quick easy access to Crowfoot Centre & LRT, University of Calgary, recreation centers, top-rated schools & downtown.