



GRASSROOTS
REALTY GROUP

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127 Hampstead Road NW
Calgary, Alberta

MLS # A2322384



\$829,999

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Facer		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Wired for Sound		
Inclusions:	N/A		

Meticulously maintained 2-storey walk-out home by Calbridge, nestled in the highly sought-after NW golf community of The Hamptons. Offering over 2,800 sq ft of developed living space, this open-concept plan is ideal for growing families. Countless premium improvements and updates throughout make this property feel better than new! The bright main floor features a chef's kitchen with a massive island, breakfast bar, granite counters, a stylish backsplash, and a walk-through pantry with new cabinets. Relax in the inviting living room by the cozy fireplace, work from home in the smart main-floor office, or utilize the convenient main-floor laundry room and formal dining space. The sunny eating nook opens onto a massive back deck boasting premium cedar soffits and a handy gas BBQ line. You will find 3 bedrooms upstairs, featuring a generous primary retreat with a 5-piece ensuite, custom makeup desk, and walk-in closet, flanked by two additional good-sized bedrooms and a 3-piece main bath. The spectacular walk-out lower level is an entertainer's dream. It showcases custom sportsman's bar with extensive cabinetry, a large rec room with a 3-sided fireplace, a smart home office space, and a 3-piece bath. Step outside to your covered patio and extra-large, fully fenced backyard, beautifully landscaped with mature trees and flowers. No detail was spared: Central A/C, a built-in sound system, gas line to deck, Hunter Douglas blinds, new paint throughout the house, an extended driveway, and a fully insulated, drywalled, and heated garage and outdoor sprinkler system to take care of lawn. Truly a rare find—schedule your private tour today!