



**9 Hampstead Green NW
Calgary, Alberta**

MLS # A2324179



\$795,000

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,405 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Back Lane, Rectangul		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 469
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CGd32
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	Wire shelving in lower level bathroom		

If you've been searching for a bungalow villa and a truly maintenance-free lifestyle, this Lavita Pointe home may be the ONE! With 1405sf on the main level and an additional 1379sf on the walkout level. This beautifully appointed 2-bedroom plus den home, with two versatile flex spaces, has enjoyed numerous updates over the past few years, including central air conditioning and a brand-new water heater. The high-efficiency furnace features upgraded dual-zone controls, ensuring both levels remain comfortable year-round. Upon entering, you are welcomed by a versatile flex room that could easily serve as a dining room, den, office, or music space. The open-concept kitchen, dining, and living area is warm and inviting, featuring beautiful hardwood floors, 'ceilings, and a stunning gas fireplace with custom woodwork. Patio doors lead to the balcony, where you can relax and enjoy the views. The well-designed kitchen offers a large centre island with breakfast bar, granite countertops, pantry, under-cabinet lighting and stainless steel appliances. The spacious primary bedroom is a private retreat, complete with a 4-piece ensuite featuring a corner soaker tub, separate shower, and convenient access to the laundry room. A beautiful curved staircase leads to the lower walkout level, where you'll find a generous games/rec room, fireplace, a second bedroom, a separate office alcove with built-ins, and a 4-piece bathroom. An additional room, currently used as a guest room, provides flexible space (note: it does not have a window). Step outside to the covered, private patio and enjoy the peaceful surroundings. Located on a quiet cul-de-sac, this home offers the perfect balance of privacy and convenience. The north-facing balcony provides a shaded retreat from the summer heat while showcasing incredible 180° blue-sky views to the north.

Pets are allowed, however need Board approval. Visitor parking is just a couple of doors away. This is an exceptionally well-managed condo complex with a healthy reserve fund.