



**12 Hampstead Gardens NW  
Calgary, Alberta**

**MLS # A2324884**



**\$799,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

Outstanding walk-out 2 storey located in the shades of greenery on a quiet street of noble community of Hamptons! Minutes off shopping trip mall with fast access in & out of the city, this well kept home has only been through 2 owners. You will find open & bright plan on main floor with white kitchen cabinets, central island with raised breakfast bar, 9ft ceilings in dinning area with picture windows over looking the park-like back yard. Step out from the patio door is an updated deck with low maintenance deck boards & glass railing. Off the insulated garage is a spacious laundry room with a handy sink. Upper floor features a well deigned bonus room with vaulted ceilings, corner fireplace and sunny south facing windows. 3 good sized bedroom including a private master retreat W/4pcs ensuite & WIC finishes 2nd floor. Basement finishes with a large den (no egress window and closet for bedroom), a huge living space with a wet bar, and a 2pcs washroom. Tons of space for storage in the furnace room. Brick patio off basement entrance and lots of mutual trees in back yard with kids playing set...Other upgrades including some newer windows, brand new hood fan in kitchen and brand new hot water tank! No POLY-B in this house and recent maintenance service just done on roof with five year warranty! Don't miss out this one!