



GRASSROOTS
REALTY GROUP

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87 Hamptons Link NW
Calgary, Alberta

MLS # A2327680



\$550,000

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbors		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 393
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Some addresses in the Hamptons are close to the golf course. This one backs directly onto it. Tucked into the impeccably maintained La Vita complex, this townhome has been owned and cared for by the same owner for nearly 30 years, and it shows in all the right ways. Step through the front door and you're welcomed by a large landing with heated floors and direct access to the garage, a practical entry that keeps daily life organized before leading you up to the main level. The view is the story here. The main floor living and dining space is anchored by a cozy gas fireplace and framed by large windows that look straight out over the fairways of the Hamptons Golf Club. Step onto the deck and the course becomes your backdrop, whether it's coffee while the morning groups tee off, dinner as the light stretches across the greens, or the quiet white calm of winter. With 9-foot ceilings and laminate and tile flooring throughout, the main level feels open and bright without losing its warmth. The kitchen has been thoughtfully updated with granite countertops, stainless steel appliances (approximately 5 years old), and heated floors underfoot. It keeps its practical bones too, with a central island, corner pantry, and a sunny breakfast nook that makes it easy to linger over a second cup. An updated half bath with laundry rounds out the main floor. Upstairs, the primary bedroom carries the same view, and waking up to the fairways through the large bay window is the kind of everyday luxury that's hard to give up. His-and-hers closets and a fully updated 4-piece ensuite with granite counters and a beautiful tiled stand-up shower with glass doors complete the retreat. Two additional bedrooms and a second updated full bathroom, also finished with granite, round out the upper level. Every bathroom in the home has been renewed, so the work here is already done. The tandem double attached garage

offers parking plus genuine storage flexibility, with additional storage in the utility room off the front entry. This is a community that gives you a reason to be outside in every season, with tennis courts in the summer, the outdoor rink in the winter, and scenic walking and biking paths that wind through it all year round. Lock the door and head to the mountains, walk to your tee time, or spend a Sunday exploring the pathways. The school lineup is a real strength too, with The Hamptons School, Tom Baines, and Sir Winston Churchill High School all serving the area, and with Stoney Trail and every NW Calgary amenity just minutes away, you're truly in the heart of it all. Some homes ask you to imagine the lifestyle. This one hands it to you, fairway views and all.