



GRASSROOTS
REALTY GROUP

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78 Hamptons Circle NW
Calgary, Alberta

MLS # A2328481



\$1,049,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,595 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	alarm system hardware. NOTE: garburator <as is>		

Ready & waiting for a brand new family to make it their own is this extensively updated two storey here on exclusive Hamptons Circle just minutes to the Hamptons School, shopping & neighbourhood amenities. Offering almost 2600sqft of developed living space, this bright & inviting home enjoys vinyl plank floors, 5 bedrooms & 3 full baths, oak kitchen with granite counters & sunny South backyard. Fantastic family-friendly floorplan featuring 9ft ceilings on the main floor, open concept formal living & dining rooms, family room with soaring two storey ceilings & gas fireplace with built-in cabinets, South-facing nook with access to the backyard deck & kitchen with walk-in pantry, granite counters & black/stainless steel appliances. Total of 4 bedrooms up including the primary bedroom with walk-in closet & jetted tub ensuite with separate shower & quartz-topped double vanities. Shared by the other 3 bedrooms is the family bathroom with quartz counters & 2 sinks. And completing the 2nd floor is an open loft area overlooking the family room. Bonus feature is another bedroom & full bath with glass shower on the main floor. The lower level – with oversized windows & roughed-in bathroom plumbing, is unspoiled & offers tremendous potential for future living space. Main floor laundry with Samsung washer & dryer. Addition extras include 2 furnaces, closet organizers, oversized 2 car garage, clay tile roof & skylight over the staircase. Available for quick possession, this dynamite home's prime location means you are only minutes to major retail centers & transit, University of Calgary, hospitals, Nose Hill Park & quick access to downtown.