

**75 Hampstead Way NW**  
**Calgary, Alberta**

**MLS # A2251010**



**\$848,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                                             |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 2,416 sq.ft.                                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Street Lighting               |               |                   |

|                    |                                                                          |                   |      |
|--------------------|--------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Wood                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                       | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters |                   |      |

**Inclusions:** N/A

Welcome to your new home in the prestigious community of Hamptons! This stunning 4-bedroom, 2.5-bathroom residence is perfectly positioned to soak up an abundance of natural light from its coveted south-facing location. Garage door and roof are newly replaced. Outside, you'll find a driveway spacious enough for three vehicles and a backyard with a panoramic view, complemented by a beautiful garden with ample space for cultivating your own vegetables. Enjoy leisurely days on an expansive deck, complete with convenient storage beneath. Step inside to discover a meticulously designed interior that includes a two-car garage with plenty of storage. The main floor features a grand high-ceiling foyer with a curved staircase, a formal dining room ideal for hosting guests, home office den, and a sunlit living room anchored by a cozy fireplace. The gourmet kitchen is equipped with a gas cooktop, stainless steel hood fan, and opens seamlessly into the dining area. Upstairs, retreat to the master bedroom complete with a walk-in closet and an ensuite bathroom featuring a jetted bathtub, perfect for unwinding after a long day. Don't miss the opportunity to make this exceptional property yours—schedule your viewing today and experience the epitome of Hamptons living!