

72 HAMPTONS Link, Calgary T3A 5V9

MLS®#: **A2170047** Area: **Hamptons** Listing **10/04/24** List Price: **\$549,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 1997 Aby Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,326**Lot Shape:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,326

2 (2)

2 1

3.5 (3 1)

2 Storey

25

Access:

Lot Feat: Backs on to Park/Green Space, Few Trees

Park Feat: Single Garage Attached

Utilities and Features

Roof: Clay Tile Construction:

Heating: ENERGY STAR Qualified Equipment, Fireplace(s) Concrete, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Balcony, Courtyard, Lighting, Misting Carpet, Laminate, Linoleum

System, Private Entrance Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer

Int Feat: Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 4`11" x 6`4" **Dining Room** Main 6`7" x 8`7" Kitchen Main 9`5" x 11`5" **Living Room** Main 12`7" x 23`2" 3pc Ensuite bath Second 6`8" x 9`8" 4pc Bathroom Second 9`10" x 7`1" Bedroom Second 11`0" x 12`4" **Bedroom - Primary** Second 12`0" x 16`1" 4pc Bathroom **Basement** 4`10" x 7`10" **Game Room Basement** 18'9" x 20'3" Furnace/Utility Room **Basement** 6`6" x 7`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$364 Fee Simple M-CG

Fee Freq: **Monthly**

Legal Desc: **9710110**

Remarks

Pub Rmks:

Discover your dream home in the serene, established Hamptons neighbourhood. This sunlit, walk-out end unit offers over 2117 square feet of developed living space. It's pet-friendly and welcomes all family members. With 2 oversized bedrooms, 3.5 bathrooms, and 9' ceilings, open concept. It masterfully combines modern comforts with traditional charm. Begin each day with the sunrise, enjoying morning coffee on a deck that boasts panoramic views for a peaceful start. The home welcomes you with the warmth. The inviting ambiance extends throughout, with oak accents and natural light illuminating every corner. At its heart lies a kitchen with new floors, new stove and new washer and dryer. The walk-out basement offer a full bath, and a great rec-room with a gas fire place. Upstairs has 2 HUGE bedrooms...a 4 piece main bathroom, while the PRIMARY bedroom offers a 3 piece ENSUITE, PLUS a spacious walk-in closet. The lower level opens to a maintenance-free greenspace, perfect for nature immersion or hosting vibrant outdoor gatherings. Additional conveniences include a single garage plus driveway parking. Its prime location affords walkability to the Hamptons School (CBE), a prestigious golf course, and various recreational paths, blending urban accessibility with outdoor leisure. Nestled near Stoney Trail, Shaganappi Trail, and Country Hills Blvd, this home boasts exceptional accessibility, ensuring you're always just moments away from essential shopping and more. It is a beacon of comfort and ease within a peaceful neighbourhood that greets you warmly.

Inclusions: N/A

Property Listed By: Keller Williams BOLD Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















