



THE
A-TEAM

**RE/MAX
FIRST**

72 HAMPTONS Link, Calgary T3A 5V9

MLS®#: **A2189631** Area: **Hamptons** Listing Date: **01/23/25** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **2,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,454**
 Low Sqft:
 Ttl Sqft: **1,454**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Gentle Sloping**
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`6"	Dining Room	Main	6`7" x 8`6"
Kitchen	Main	8`11" x 11`7"	Laundry	Main	5`3" x 6`6"
Living Room	Main	12`11" x 23`3"	3pc Ensuite bath	Second	6`8" x 9`8"
4pc Bathroom	Second	9`9" x 7`4"	Bedroom	Second	11`1" x 12`6"
Bedroom - Primary	Second	12`1" x 16`0"	Walk-In Closet	Second	6`9" x 7`1"
4pc Bathroom	Basement	5`0" x 7`11"	Game Room	Basement	18`8" x 28`5"
Storage	Basement	6`9" x 13`2"	Furnace/Utility Room	Basement	5`0" x 7`11"

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

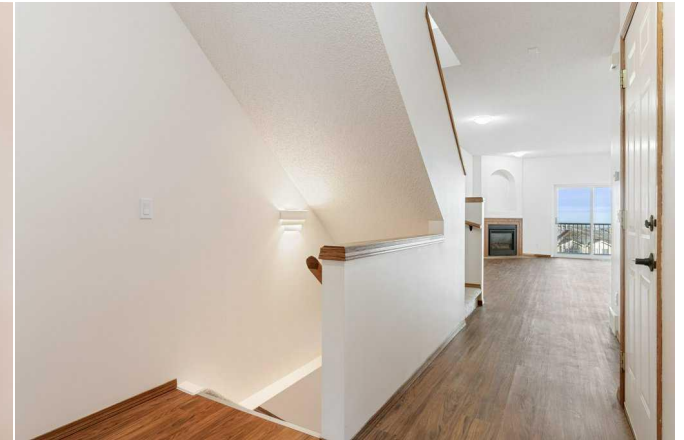
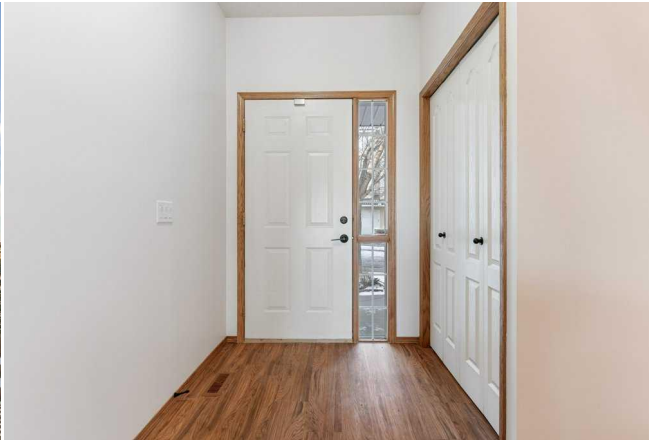
Legal Desc: **9710110**

Remarks

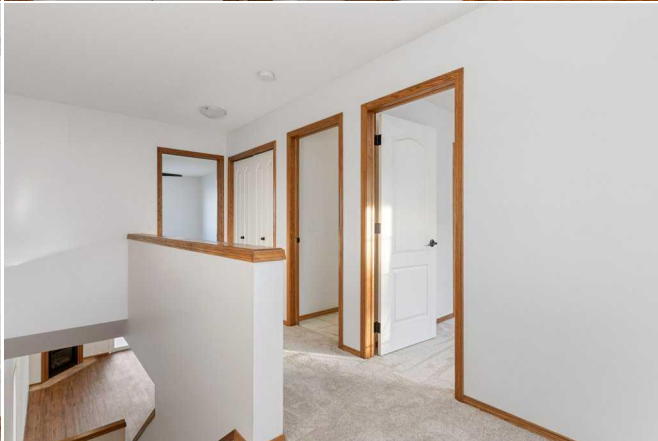
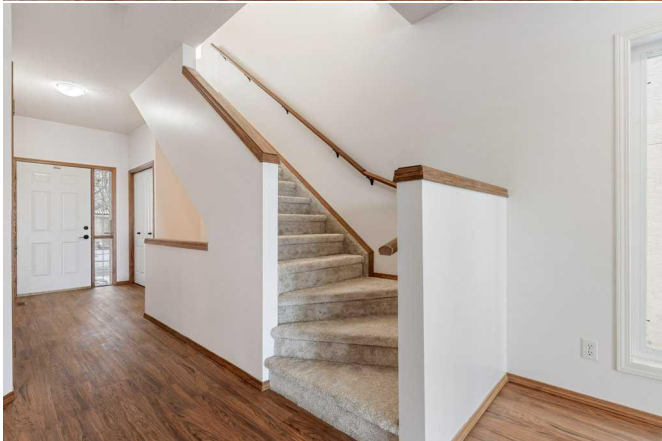
Pub Rmks: **Welcome to The Hamptons, this two bedroom, four baths, end unit townhome boasts stunning views, a fully finished walk out, and attached garage. From entering the front door, the views start. Freshly painted walls, and luxury vinyl plank flooring flow through the main level. The kitchen updates include quartz counters, new stainless-steel stove, refrigerator, and dishwasher. The open concept flows from the dining area through to the living room. The living room has a gas fireplace, and patio doors leading out to the deck. Also, the main floor has one of the many bathrooms, and a self-contained laundry room. Upstairs has a large master bedroom, good sized ensuite bathroom with quartz vanity, and a large walk-in closet. The second bedroom is also a good size, just off the hall from another full bathroom. The basement has a large rec room, with a second gas fireplace, and access to the covered patio out the back to the walk out. Other great updates include fresh new carpets through the upstairs and down, and luxury vinyl plank flooring in upstairs and downstair bathrooms. Backing onto a greenspace this home is located just a few yards / meters from the Hamptons golf course. Loads of shopping close by and easy access to major roads like Shaganappi Trail NW, and Stoney Trail.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





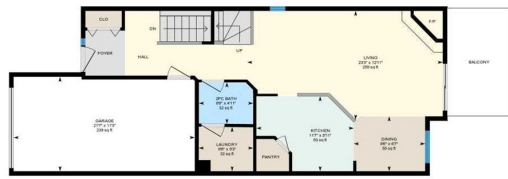






72 Hamptons Link NW, Calgary, AB

1st Floor Exterior Area 711.95 sq ft
Excluded Area 261.32 sq ft



PREPARED: 2025/01/21



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

72 Hamptons Link NW, Calgary, AB

2nd Floor Exterior Area 742.66 sq ft



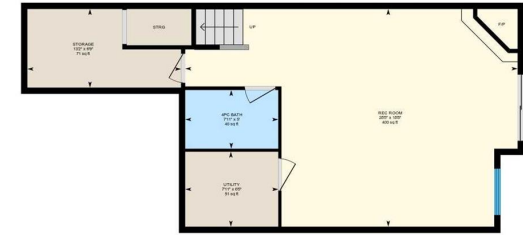
PREPARED: 2025/01/21



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72 Hamptons Link NW, Calgary, AB

Basement (Below Grade) Exterior Area 673.99 sq ft



PREPARED: 2025/01/21



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