

42 Hamptons Link NW
 Calgary, Alberta

MLS # A2281569



\$575,000

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Tandem		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 370
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Storage		
Inclusions:	shelving in bedroom. shoe cabinet in foyer		

Here in the estate community of Hamptons is this beautifully updated condo in Calbridge's highly sought-after townhome project of LaVITA…ready & waiting just for you! Backing onto a winding greenbelt & walking path, this stylish end unit enjoys gleaming hardwood floors, 3 bedrooms & 2.5 bathrooms, sleek kitchen with stainless steel appliances & tandem-style 2 car garage. With over 1600sqft of developed living space, this wonderful two storey end unit boasts an open concept living/dining room with gas fireplace…drenched in natural light, with access onto the backyard deck. The sunny eat-in kitchen has a walk-in pantry & centre island, granite countertops & the newer stainless steel appliances include a Samsung stove with induction cooktop. Upstairs there are 3 lovely bedrooms & 2 full bathrooms…highlighted by the bright & spacious primary bedroom with 2 closets, bay window with views of the greenbelt & ensuite with shower. Main floor laundry with Kenmore washer & dryer, plus an adjoining powder room. Plenty of parking in the 2 car garage & front driveway. Among the many additional improvements include baseboards & carpets, repainted trim & railings, lighting & backsplash. Prime location in the complex conveniently located next to visitor parking. Monthly maintenance fees include grass cutting & snow removal…so you can throw away your shovel & lawn mower! Bus stops are within walking distance, & neighbourhood shopping & the golf course clubhouse are just minutes away. Hamptons is a premier golf course community in Calgary's desirable Northwest, ideally located within easy reach of recreational facilities & major retail centers, highly-rated schools & the University of Calgary, hospitals & the LRT. Move-in ready & in tip-top condition…welcome to your new home!