

\$499,999 - 96 Hamptons Link Nw, Calgary

MLS® #A2120693

\$499,999

2 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.06 Acres

Hamptons, Calgary, Alberta

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, 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 of hardwood floors and freshly painted walls throughout the home. At its heart lies a modern kitchen with granite countertops and new appliances, ready to fuel your culinary exploits (Induction Range 2023, Range Hood & Dishwasher 2024). The inviting ambiance extends throughout, with oak accents and natural light illuminating every corner. The lower level opens to a maintenance-free greenspace, perfect for nature immersion or hosting vibrant outdoor gatherings. Enhanced by smart technology, including intuitive light switches and a thermostat, comfort and control are seamlessly integrated, making daily routines effortless and enjoyable for every family member, including furry ones.

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. With its bright and spacious design, strategic location, and the promise of privacy and community amenities, this home offers a lifestyle filled with serenity and delight. Don't miss this extraordinary chance to claim this sun-drenched sanctuary as your own!

Built in 1997

Essential Information

MLS® #	A2120693
Price	\$499,999
Sold Price	\$520,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	96 Hamptons Link Nw
Subdivision	Hamptons
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3A5V9

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Garburator, Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Lawn
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 15th, 2024
Days on Market	4
Zoning	M-CG d44
HOA Fees	168.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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