

\$709,900 - 53 Hampstead Green Nw, Calgary

MLS® #A2144256

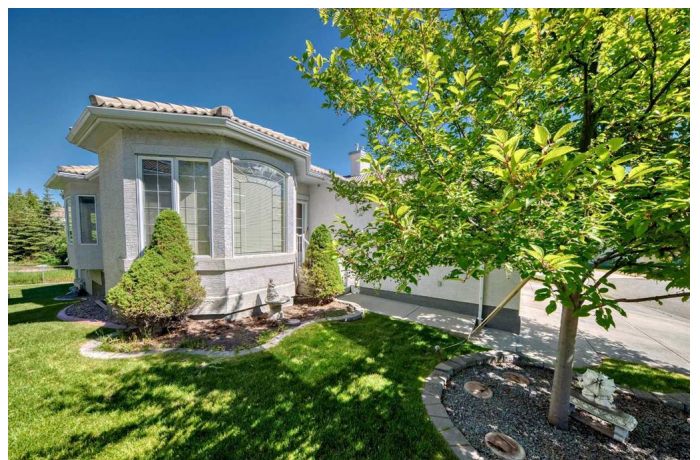
\$709,900

3 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.10 Acres

Hamptons, Calgary, Alberta

OPEN HOUSE July 14 FROM 11 AM to 1PM
!!!Discover the elegance of LaVita Pointe in this stunning luxury villa, a charming walkout bungalow perfectly situated alongside the Hamptons golf course. Meticulously crafted by the original owners, this corner unit boasts an open-concept layout with breathtaking views from oversized windows on both the main level and the fully finished walkout basement. Step into the inviting foyer, which leads to a bright formal dining room featuring beautiful hardwood floors. The stylish kitchen, adorned with granite countertops, a center island with raised bar, walk-in pantry, and several newer appliances, seamlessly flows into the dining nook and great room, both sharing a cozy double-sided fireplace. Hardwood floors continue throughout, enhancing the elegance of these spaces. A sliding patio door opens to the balcony, complete with a gas line for your BBQ and serene, tree-lined views. The spacious primary bedroom offers a spa-like ensuite bathroom with a corner tub, large shower, and an expansive walk-in closet/laundry room for added convenience. The walkout level is impressively finished, featuring a generous second bedroom, another full bath, a games/rec area with space for a pool table, and a family room with a fireplace that opens to a covered patio overlooking the golf course. Additionally, there is a home office, a versatile den (potentially a third bedroom), and a large storage/utility room. This villa also includes a double



attached garage, meticulously drywalled and painted, a new furnace and humidifier installed in 2022, and a durable concrete tile roof. Opportunities to own a LaVita Villa, especially one backing onto the golf course, are rare. Don't miss outâ€”call today to arrange a viewing!

Built in 1999

Essential Information

MLS® #	A2144256
Price	\$709,900
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	53 Hampstead Green Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6H1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf Course
Roof	Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	August 19th, 2024
Days on Market	55
Zoning	M-CG d32
HOA Fees	168.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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