

\$575,000 - 42 Hamptons Link Nw, Calgary

MLS® #A2145698

\$575,000

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.05 Acres

Hamptons, Calgary, Alberta

Discover the elegance of this fully renovated end-unit townhouse, offering 3 bedrooms, 2.5 bathrooms, and a generous 1,616 sq. ft. of living space in the highly sought-after community of Hamptons. Featuring a tandem 2-car attached garage (36'5" x 11"), 9' ceilings, beautiful hardwood flooring, all new carpets, fresh paint, and new lighting. Just steps from Hamptons Golf Course, playgrounds, and parks this turnkey newly renovated townhouse in the desirable and impeccably maintained "La Vita" complex in Hamptons will meet all your needs! The main floor hosts a spacious formal living room and dining room, adorned with a cozy gas fireplace. Large windows bathe the space in natural light and provide access to the rear deck, perfect for outdoor relaxation. The kitchen is designed for both functionality and style, featuring a central island, a corner pantry, and a bright breakfast nook. A spacious half bath/laundry room completes this space, adding convenience to your daily routine. On the upper level, you'll find three generously sized bedrooms. The huge master bedroom is a true retreat, boasting a 4-piece ensuite, his and her closets, a large bay window that invites plenty of natural light, and a ceiling fan for added comfort. Two additional bedrooms and a full bathroom complete this floor. Additional storage is available in the furnace room and the storage room, and also includes a tandem 2-car attached garage, providing ample parking/additional storage space. Located in a



prime area, this home offers easy access to walking paths and green spaces, perfect for morning strolls. It's also close to The Hamptons School, Sir Winston Churchill High School, Tom Baines Junior High School, Hidden Valley School, Co-op, parks, playgrounds, golf courses, and tennis courts. With convenient access to Stoney Trail and the University of Calgary, youâ€™ll enjoy the best of suburban living with easy connectivity to the city. Explore the property through the 3D Virtual Tour! Donâ€™t miss out on this opportunity to become part of the prestigious Hamptons golf community!

Built in 1997

Essential Information

MLS® #	A2145698
Price	\$575,000
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	42 Hamptons Link Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5V9

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Insulated, Oversized, Tandem

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Oak
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 12th, 2024
Days on Market	12
Zoning	M-CG d44
HOA Fees	168.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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