

92 Hamptons Link NW
Calgary, Alberta

MLS # A2300604



\$549,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Hamptons | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,445 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 2 | Baths: | 2 full / 2 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 364 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

HUGE PRICE IMPROVEMENT FOR A QUICK SALE! Experience the perfect blend of executive style and low-maintenance living in this stunning 2-storey townhome. Featuring a bright, open-concept floor plan, this home is drenched in natural light thanks to expansive windows and a coveted walk-out basement. The main floor offers a seamless flow from the spacious kitchen to the inviting living area—ideal for entertaining. Retreat upstairs to a generous primary suite or head down to the fully developed lower level, perfect for a home gym or media room. Situated just steps from the prestigious Hamptons Golf Club, tennis courts, and walking paths. Pride of ownership shines with extensive upgrades: new furnace, A/C, hot water tank & central vac; Bosch appliances (stove, dishwasher, microwave hood fan) + Samsung fridge, new kitchen backsplash & garburator, steam washer/dryer, all toilets replaced, pro-installed blinds throughout, metal shelving in garage, pantry, closets & storage, front keypad entry, hardwood and tile flooring on the main floor, fresh carpet on stairs/bedrooms, new lino in upstairs baths; ceiling fans in primary & living room. Move-in ready excellence!