

**127 Hampstead Road NW**  
**Calgary, Alberta**

**MLS # A2322384**



**\$829,999**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,919 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Wired for Sound		
<b>Inclusions:</b>	N/A		

Meticulously maintained 2-storey walk-out home by Calbridge, nestled in the highly sought-after NW golf community of The Hamptons. Offering over 2,800 sq ft of developed living space, this open-concept plan is ideal for growing families. Countless premium improvements and updates throughout make this property feel better than new! The bright main floor features a chef's kitchen with a massive island, breakfast bar, granite counters, a stylish backsplash, and a walk-through pantry with new cabinets. Relax in the inviting living room by the cozy fireplace, work from home in the smart main-floor office, or utilize the convenient main-floor laundry room and formal dining space. The sunny eating nook opens onto a massive back deck boasting premium cedar soffits and a handy gas BBQ line. You will find 3 bedrooms upstairs, featuring a generous primary retreat with a 5-piece ensuite, custom makeup desk, and walk-in closet, flanked by two additional good-sized bedrooms and a 3-piece main bath. The spectacular walk-out lower level is an entertainer's dream. It showcases custom sportsman's bar with extensive cabinetry, a large rec room with a 3-sided fireplace, a smart home office space, and a 3-piece bath. Step outside to your covered patio and extra-large, fully fenced backyard, beautifully landscaped with mature trees and flowers. No detail was spared: Central A/C, a built-in sound system, gas line to deck, Hunter Douglas blinds, new paint throughout the house, an extended driveway, and a fully insulated, drywalled, and heated garage and outdoor sprinkler system to take care of lawn. Truly a rare find—schedule your private tour today!