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31 Hampstead Close NW
Calgary, Alberta

MLS # A2352634

$869,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage		

Inclusions: N/A

*** Open House - Sunday, Oct. 25th 3-5pm *** This cherished Hamptons home is perfect for a family who covet a high quality of life. Just outside your front door is a huge park with every imaginable sport and outdoor amenity, plus the K-6 Hamptons School. For a young family, or a couple aspiring to have kids, that is a priceless luxury. Quality of life here looks like this: the kids walk home from school, grab a snack, and run back out to play soccer, baseball, hockey or tennis, or ride their bikes along the pathways, all of it visible from your front windows. The street is a quiet cul-de-sac with almost no traffic. The same family has owned it since it was built in 1996/97, and their care is evident in every room. The oak millwork is in beautiful condition. the roof was replaced in 2019, and the mechanical systems have been kept current. The well maintained kitchen and bathrooms are original, which means the next owners get to make them their own rather than live with someone else’s renovation choices. The Hamptons is a quiet NW community, anchored by the renowned Hamptons Golf Club. Crowfoot Crossing, the LRT and Stoney Trail are minutes away, and the University of Calgary, Foothills Medical Centre and the Alberta Children’s Hospital are an easy commute. Homes facing this park rarely come to market. Contact us today to schedule your showing.

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