



# 53 Hampstead Green Calgary Alberta

\$728,800

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 out--call today to arrange a viewing! (id:6769)

- Office 8.33 Ft x 9.33 Ft
- Other 14.25 Ft x 13.17 Ft
- Bedroom 10.17 Ft x 13.42 Ft
- Family room 17.83 Ft x 18.25 Ft
- Furnace 12.25 Ft x 11.33 Ft
- 3pc Bathroom 8.17 Ft x 5.00 Ft
- Bedroom 12.17 Ft x 14.00 Ft

- Pantry 3.92 Ft x 3.75 Ft
- Other 10.75 Ft x 10.42 Ft
- Living room 15.00 Ft x 15.67 Ft
- Kitchen 9.92 Ft x 12.58 Ft
- Primary Bedroom 15.83 Ft x 13.33 Ft
- 4pc Bathroom 13.00 Ft x 8.67 Ft
- Other 8.08 Ft x 11.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Other 6.75 Ft x 8.17 Ft

2pc Bathroom 4.50 Ft x 6.92 Ft

Dining room 11.67 Ft x 12.00 Ft