



# 72 Hamptons Drive Calgary Alberta

\$999,900

Location, location, location! Backing onto the prestigious Hamptons golf course is this lovingly maintained home built by Calbridge...with total of 3 bedrooms & 3 full baths, heated 3 car garage & private backyard with wraparound deck & mature trees. This mint condition, one-owner home enjoys gleaming hardwood floors & an expanse of windows, 2 fireplaces, extensive built-ins & for a low monthly fee...your grass cutting & snow shoveling are taken care of for you! Embrace the sensational open design of the air-conditioned main floor with its soaring 10ft ceilings & warm natural light, amazing living room with fireplace & floor-to-ceiling windows, oversized dining room with balcony & nook with access onto the backyard deck. The white kitchen comes complete with island with Jenn-Air gas cooktop, big walk-in pantry & the appliances includes built-in convection oven & LG stainless steel fridge. The owners' retreat is a relaxing space & has a huge walk-in closet & jetted tub ensuite with double vanities, separate shower & glass block windows. A 2nd full bath - with a skylight, is conveniently located next to the 2nd main floor bedroom. A 3rd bedroom with walk-in closet is in the beautifully finished lower level, & has its own private access into another full bath with steam shower. The fantastic rec room is a wonderful space to unwind in, with a wet bar, fireplace, wiring for speakers & wall of built-in cabinets & bookcases. Laundry room with sink & KitchenAid washer & dryer, with big crawlspace for extra storage. Additional features include Hunter Douglas blinds, 2 furnaces & 2 hot water tanks, NEST thermostat, underground sprinkler system & approx. over 350sqft of backyard deck for your outdoor enjoyment. And as an added bonus: the monthly maintenance fees cover grass cutting & snow removal...so throw away your shovel & lawn mower! Not-to-miss rare opportunity, in this ...

3pc Bathroom Measurements not available

Recreational, Games room 31.67 Ft x 25.67 Ft

Bedroom 12.83 Ft x 10.67 Ft

Laundry room 10.92 Ft x 8.42 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Living room 21.83 Ft x 17.92 Ft

Dining room 22.58 Ft x 19.33 Ft

Kitchen 15.75 Ft x 11.33 Ft

Other 14.67 Ft x 9.42 Ft

Primary Bedroom 16.50 Ft x 13.50 Ft

Bedroom 13.33 Ft x 9.92 Ft

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

Listing Presented By:



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