



# 108 Hampstead Green Calgary Alberta

\$530,000

A Sensational Townhouse! This sprawling floor plan consists of 2,209 Sq.Ft. on all three levels has been exquisitely designed and recognized for its superb layout. Situated in a walkout parklike setting. offering both upper balcony and a lower entertainment patio, spectacular inner greenspace with trees and an intimate lounge area on the upper balcony. This residence brings a casual layout with a warm ambience with the comforts of home. A simplistic plan of living enhanced by large picture windows, walls of glass, a sunny end unit, custom built-in cabinetry and shelving throughout. Enter the main floor from a covered front entrance, to a gracious foyer, large living area with signature fireplace , an open concept with balcony views, a formal dining area adjacent to a custom maple kitchen, built-in pantry, newer granite countertops, a breakfast bar, and a powder room with access to a main floor laundry room. All principal rooms open out to a large balcony for entertaining or a lower level patio. Beautifully appointed, the upper level offers a stately primary bedroom- with a 4pc ensuite, and additionally there is a 2nd bedroom with a 4pc main bath. This Peaceful End Unit in the La Vita Pointe with a single car garage is a lifestyle opportunity in a neighbourhood with a fine reputation, amenities and schools that you will be proud to call Home in The Hamptons! Quite simply - breathtaking!

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Furnace 15.25 Ft x 7.58 Ft  
 Family room 18.50 Ft x 14.83 Ft  
 3pc Bathroom 8.75 Ft x 5.00 Ft  
 Kitchen 11.08 Ft x 10.92 Ft  
 Dining room 11.25 Ft x 10.67 Ft  
 Living room 19.00 Ft x 12.75 Ft  
 Laundry room 5.75 Ft x 5.08 Ft

Other 13.50 Ft x 7.67 Ft  
 2pc Bathroom 5.00 Ft x 4.92 Ft  
 Primary Bedroom 17.92 Ft x 13.83 Ft  
 Bedroom 11.83 Ft x 11.00 Ft  
 4pc Bathroom 9.00 Ft x 4.92 Ft  
 4pc Bathroom 10.75 Ft x 9.83 Ft

Listing Presented By:



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