



## 256 Hampstead Road Calgary Alberta

\$899,900

Available for quick possession is this Calbridge Homes two storey walkout in the highly-desirable golf course community of Hamptons, located here on this quiet street only minutes walk to bus stops & neighbourhood shopping. Offering a total of 4 bedrooms & central air, this fully finished home enjoys hardwood & vinyl floors, white kitchen with quartz countertops, 3.5 bathrooms & almost 3000sqft of developed living space. Fantastic family-friendly floorplan featuring sunny living room with gas fireplace & soaring 17ft ceilings, separate formal dining room, dining nook with access onto the rear balcony & terrific open concept kitchen with centre island, stainless steel appliances & walkthrough pantry with built-in cabinets. Upstairs there are 3 lovely bedrooms & 2 full baths; the primary bedroom has a big walk-in closet & soaker tub ensuite with separate shower & tile floors. The walkout level is finished with a 4th bedroom with walk-in closet, bathroom with shower, lots of storage space & games/rec room with access into the backyard. Main floor laundry room complete with sink, built-in cabinets & Kenmore washer/dryer set. Ready & waiting for a new family to make it their own, this dynamite home is only minutes to the golf course clubhouse & Hamptons School, community parks & sports courts, playgrounds & easy access to major retail centers, Nose Hill Park, University of Calgary, hospitals & downtown. (id:6769)

3pc Bathroom Measurements not available

Recreational, Games room 32.50 Ft x 27.00 Ft

Bedroom 13.42 Ft x 9.83 Ft

Storage 10.58 Ft x 7.50 Ft

2pc Bathroom Measurements not available

Living room 14.17 Ft x 13.83 Ft

Dining room 14.33 Ft x 11.33 Ft

Kitchen 13.83 Ft x 10.33 Ft

Other 14.33 Ft x 8.92 Ft

Laundry room 11.33 Ft x 7.25 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 21.33 Ft x 14.00 Ft

Bedroom 14.92 Ft x 9.25 Ft

Bedroom 16.25 Ft x 9.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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