


79 Hamptons Link NW  
Calgary, Alberta

MLS # A2206304



\$545,000



<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached, Tandem		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, On Golf Course		
<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas		<b>Water:</b> -
<b>Floors:</b>	Carpet, Hardwood, Tile		<b>Sewer:</b> -
<b>Roof:</b>	Clay Tile		<b>Condo Fee:</b> \$ 393
<b>Basement:</b>	Finished, Partial		<b>LLD:</b> -
<b>Exterior:</b>	Stucco, Wood Frame		<b>Zoning:</b> M-CG
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	Curtains with Rods		

Welcome home to the Hamptons community! Nestled in the quiet, family-friendly La Vita townhouse complex. This beautifully maintained end-unit residence offers a perfect blend of comfort, convenience, and lifestyle. Step inside and be greeted by soaring 9-ft ceilings that enhance the spacious feel of the main floor. The living room features a cozy gas fireplace, perfect for relaxing evenings. The kitchen and dining area make entertaining effortless, while the convenience of a laundry room and half bath on the main floor adds to the home’s practicality. Upstairs, the bonus den can serve as a home office, reading nook, or easily be converted into a third bedroom. The generously sized primary bedroom boasts a private ensuite with views of the golf course, while the secondary bedroom is complemented by a full bath. Beyond the walls of this lovely home, the La Vita complex offers a pet-friendly environment (with board approval) and an unbeatable location. Backing onto the Hamptons Golf Course, you’ll enjoy scenic views and a peaceful ambiance right in your backyard. Daily conveniences are within reach with grocery stores, Costco, and essential shopping nearby. With quick access to major roadways like Shaganappi Trail and Country Hills Boulevard. To top it all off, this home comes equipped with a new furnace, hot water tank, and humidifier. Offering you peace of mind for years to come. Don’t miss this incredible opportunity to live in one of the most sought-after communities!