

**37 Hampstead Gardens NW**  
**Calgary, Alberta**
**MLS # A2248562**

**\$815,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private,		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)

**Inclusions:** Rain barrels

Welcome to 37 Hampstead Gardens NW, in the prestigious community of the Hamptons. This two storey home offers over 3000 square feet of living space that radiates pride of ownership. As you make your way to the front door you will be sure to notice the large porch that offers a perfect space for a morning coffee or a great opportunity to extend the long summer days. Entering into the main floor you have ample room with a generous foyer and just under 18' ceilings that shower the main floor in natural light with two large front bay windows. A large living / seating area, boasting rich hardwood flooring, seamlessly transitions the open floor plan into a formal dining area. The kitchen comes complete with a large island, walk in pantry, granite countertops and stainless steel appliances. Off the kitchen is a quaint dining space framed with a large backyard window exposing a lush backyard and a green space. The main floor fireplace is the focal point of a cozy living room which allows for relaxing after dinner or catching the game while hosting family and friends. You will also find an office, for those that work from home, or a flex room in addition to main floor laundry, powder room and access to your double attached garage. Making your way to the upper level, a large primary suite awaits with a spa like 5 piece ensuite (dual vanity, large soaker tub, shower, toilet) and walk in closet. Upstairs has a grand view to the main floor and provides a second and third bedroom with a 4 piece bathroom, perfect for family or guests. The lower level of 37 Hampstead Gardens offers a bright basement with a fourth bedroom, rec room, flex space and a 4 piece bathroom. Do not miss your opportunity to live in the upscale Hamptons neighborhood. This two storey home has a stunning backyard with robust greenery, mature trees, deck and lower patio. Additional features include air conditioning, rear

green space off the property, walking distance to public transit, shopping, parks, pathways and a local golf course! Book your showing today!!