

## 33 Hampstead Green NW Calgary, Alberta

**MLS # A2260130**



# \$719,900

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                                                                    |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,340 sq.ft.                                                                | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                      |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Street Lighting, Views |               |                   |

|                    |                                                                                                          |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                           | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Tile                                                                                                     | <b>Condo Fee:</b> | \$ 497   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                       | <b>Zoning:</b>    | M-CG d32 |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage |                   |          |

**Inclusions:** N/A

Welcome to LaVita Pointe & this beautifully appointed luxury villa siding onto a private greenspace. You will love the corner location and the open concept floorplan with gorgeous views through oversize windows from both the main floor and the fully developed walkout basement. The welcoming foyer includes a walk-in coat closet and leads past a bright flex room with hardwood floors which can be used as a formal dining room or a fabulous home office. The hardwood floors continue into the renovated kitchen that includes full height solid maple cabinetry with glass display doors and features undercabinet lighting, beautiful granite countertops, mosaic tile backsplash, and stainless-steel appliances including a wine fridge. The wrap around centre island includes seating for 4 and overlooks a great room with double sided fireplace, built-in shelving and panoramic views beyond. A sliding patio door leads out to the large balcony with glass balustrade and a bbq gas line. The large primary bedroom features a spa-like ensuite bath with a corner tub, large shower, and huge walk-in closet. The walkout level is beautifully finished with 2 large bedrooms, a bathroom with shower, games/rec area with corner fireplace and a family room that opens to a covered patio with views. There is also a nice size laundry area and a storage/utility room. Additional features include basement in-floor heat, a new high efficiency furnace in 2024, a large hot water tank that is only 4 years old, a concrete tile roof in 2022 and a double attached garage that is drywalled and painted. Do not delay in viewing this spectacular home.