

## 62 Hampstead Gardens NW Calgary, Alberta

MLS # A2270595



# \$850,000

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,116 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Metal

**Basement:** Full

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to 62 Hampstead Gardens NW — a beautiful 2-storey walkout home in the Hamptons with spectacular panoramic views. This home boasts multiple updates, including, new roof, furnace, water tank and reverse osmosis system (all 2015), and new upstairs windows in 2023. The main floor features hardwood flooring, a bright open-to-above living room with a gas fireplace, a formal dining area, and large windows that fill the home with natural light. The updated kitchen offers granite countertops, stainless steel appliances, a corner pantry, and a cozy breakfast nook with a French door leading to the expansive updated deck with glass surround. Upstairs you'll find three spacious bedrooms, including a primary suite with an updated ensuite featuring granite counters, a corner soaker tub, and a separate shower. The fully developed walkout basement includes a large rec room, office space, two additional bedrooms, a full bathroom, and direct access to the backyard. Additional updates include newer windows and modern finishes throughout. Located on a quiet street close to schools, parks, golf, and amenities — this is an ideal family home in one of Calgary's most desirable communities.