

# \$559,000 - 79 Hamptons Link Nw, Calgary

MLS® #A2206304

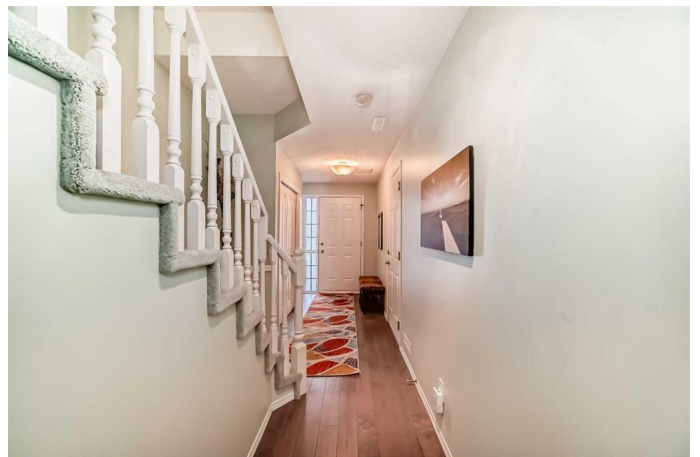
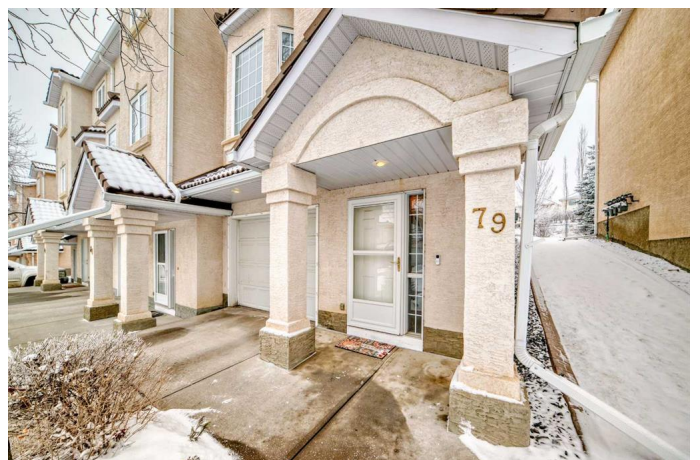
**\$559,000**

2 Bedroom, 3.00 Bathroom, 1,611 sqft

Residential on 0.05 Acres

Hamptons, Calgary, Alberta

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!

Built in 1997

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2206304      |
| Price          | \$559,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,611         |
| Acres          | 0.05          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 79 Hamptons Link Nw |
| Subdivision | Hamptons            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 5V9             |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Gazebo, Park, Snow Removal, Visitor Parking |
| Parking Spaces | 3                                           |
| Parking        | Driveway, Single Garage Attached, Tandem    |
| # of Garages   | 1                                           |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                     |
| Cooling           | None                                                                      |

|                 |                   |
|-----------------|-------------------|
| Fireplace       | Yes               |
| # of Fireplaces | 1                 |
| Fireplaces      | Gas               |
| Has Basement    | Yes               |
| Basement        | Finished, Partial |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony                                   |
| Lot Description   | Back Yard, Gentle Sloping, On Golf Course |
| Roof              | Clay Tile                                 |
| Construction      | Stucco, Wood Frame                        |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 15              |
| Zoning         | M-CG            |
| HOA Fees       | 14              |
| HOA Fees Freq. | MON             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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