

244 Hampshire Place NW  
Calgary, Alberta

MLS # A2200760



**\$924,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, Privat		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** None

OPEN HOUSE ON APRIL 13, 2025 FROM 2-4 PM! WELCOME! Nestled in the sought-after Hamptons Golf course community, this stunning two-storey home with a walk out basement is located on a peaceful cul-de-sac, offering both privacy and convenience. It offers a total of about 3300 sq. ft approx. of living area including a w/o basement in addition to 4 bedrooms, 3.5 washrooms, a den, and living spaces. As you enter, you are greeted by a grand foyer leading into a formal living and dining area with vaulted, sloped ceilings. To your right, a spacious den provides the perfect home office space, while a conveniently located half-bath and mudroom with a washer, dryer, sink, and built-in shelving enhance functionality. The kitchen features elegant granite countertops, a large granite island, and stainless steel appliances, including a gas stove with a matching hood fan, a dishwasher, microwave & a refrigerator. A generous pantry and a kitchen sink overlooking the window add to its charm. Adjacent to the kitchen, the bright breakfast nook opens into a sunken family room with custom-built wall units. Hardwood flooring flows through the kitchen and main walkways, enhancing the home's warmth and elegance. The nook also leads to a sunny deck with stairs down to the beautifully landscaped backyard with a sprinkler system. The deck has a barbecue hook up for summer barbecue and entertainment. A stunning spiral staircase with vaulted ceilings at the entrance takes you to the upper level, where you'll find a spacious master suite with a walk-in closet and a luxurious ensuite featuring a Jacuzzi tub, and stand-up shower. Two additional bedrooms, both with walk-in closets, share a newly updated 4-piece bathroom with a modern tub, wall tiles, and a linen closet for extra storage. The professionally developed walk-out basement adds versatility with a fourth

bedroom, a full bathroom, and a large recreation room. A generous storage area and two furnaces ensure comfort and convenience, while a rough-in for a wet bar offers potential for future customization. The backyard is lined with mature trees, providing privacy and a serene outdoor space with a garden shed for storage. Additional highlights include a drywalled, insulated, and painted garage, a durable tiled roof, and newer windows on the upper level, installed by the current owner. It is close to many amenities like schools (WINSTON CHURCHIL SENIOR HIGH), major bus routes, shopping centres like Superstore, Costco and a golf course. This home is a rare find in The Hamptons—don't miss out on this incredible opportunity!