



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**109 Hamptons Grove NW**  
**Calgary, Alberta**

**MLS # A2226480**



**\$919,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Jetted Tub, Kitchen Island, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** shelving in utility room, 2 storage sheds, deck awning, garage shelving & workbench, alarm system hardware

If you are looking for the perfect home to raise your family in, then you've found it here in this lovingly maintained two storey on this quiet crescent in the Hamptons in Calgary's great Northwest! Original owners of this warm & inviting home, offering gleaming hardwood floors & a total of 4 bedrooms + den, oak kitchen with granite countertops, central air & sunny South backyard with winding gardens & mature trees. Wonderful traditional floorplan featuring sunny living room with bay window, open concept formal dining room, cozy family room with brick-facing gas fireplace complemented by built-in bookcases & South-facing dining nook with access onto the backyard deck. The updated oak kitchen has loads of cabinet space & phone desk, granite counters & glistening stainless steel appliances including LG stove/convection oven & KitchenAid fridge. A total of 3 great-sized bedrooms on the upper level highlighted by the owners' retreat with lounge, walk-in closet & jetted tub ensuite with bay window, tile floors & separate shower. The professionally finished lower level has a 4th bedroom & bathroom with steam shower, hobby/craft room, loads of space for storage & rec room area with fireplace. Main floor also has a dedicated home office with French door & laundry with granite counters & sink, built-in cabinets & Maytag washer/dryer. Additional features include Hunter Douglas blinds, clay tile roof, central vacuum system, 2 storage sheds (on concrete pads), 2 hot water tanks, high-efficiency furnace, triple-pane LUX windows, built-in shelving & workbench in the oversized garage plus retractable awning & gas BBQ line on the deck in the beautifully landscaped South backyard. Move-in ready & in tip-top mint condition, this truly fantastic home is walking distance to the Hamptons Park tennis courts & playground, bus stops &

Hamptons School, & quick easy access to the Edgemont Superstore & Hamptons Co-op, highly-rated schools, major retail centres, University of Calgary, hospitals & downtown.