



GRASSROOTS
REALTY GROUP

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300 Hampstead Road NW
Calgary, Alberta

MLS # A2292670



\$959,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Rectangular Lot, Sloped Down		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Pool table, Storage shed

Offering ~3,200 sq. ft. of developed living space in a well-established NW Calgary community Hamptons. This meticulously maintained move-in-ready home sits on a premium corner lot with newly painted stucco siding and recently upgraded triple-glaze windows with 25-year warranty. The main floor features open-to-above ceilings, large windows for natural light, and an open-concept layout. The kitchen includes granite countertops, raised eating bar, and walk-in pantry, and connects to the formal dining room, breakfast nook, and living room with fireplace. Upstairs offers a primary bedroom with walk-in closet and 4-piece ensuite with jetted corner tub, plus two additional bedrooms and a full bathroom. The fully developed walk-out basement features a large family room with second fireplace, ceramic tile flooring, and two additional rooms suitable for guests or office use. A full-sized 8-ft rich cherry wood pool table is included. Outdoor space includes a maintenance-free upper deck with glass railings and gorgeous views, plus a lower patio with built-in wood pergola and lattice trellis, designed for outdoor seating and BBQs. The home is close to schools, parks, golf, shopping, and major routes.