



**202 Hamptons Gardens NW
Calgary, Alberta**

MLS # A2306043



\$1,029,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Radon Mitigation System; Telus Security System; Sprinkler System (as is); Central Vacuum Canister (as-is)

Stunning, bright, and truly move-in ready! This prestigious 2-storey home offers an impressive 3,300+ sq. ft. of developed living space (4 bedrooms, 3.5 baths) in one of the Northwest's most sought-after communities, just walking distance to local schools. Extensively renovated in the Fall of 2023, the home showcases modern elegance with new LVP flooring, fresh paint and upgraded light fixtures. The functional main floor boasts a soaring high-ceiling front living room perfectly blended with extensive stair railings. The great room concept flows seamlessly into the chef's kitchen, which features new stainless steel appliances, premium countertops, a modern backsplash, and a new undermount sink with updated plumbing fixtures. A dedicated office, a cozy fireplace, and a convenient laundry room with a sink complete the main level. Upstairs, you will find three generously sized bedrooms, including a luxurious Master retreat with a huge walk-in closet and an ensuite featuring a jetted tub and separate shower. The fully finished basement is an entertainer's dream, offering a versatile recreation/game area, a fourth bedroom, a full bath, and a dedicated space ideal for a movie theatre or yoga studio. For your absolute comfort and peace of mind, the home is equipped with Central A/C and a Radon Mitigation System (installed in 2025). Situated on a prime corner lot, the oversized South-facing backyard offers endless possibilities—perfect for a trampoline, pool, hot tub, RV/boat parking, or even the potential to build a secondary backyard dwelling. Ample visitor parking spaces make hosting gatherings a breeze. Enjoy easy access to everywhere, just minutes to Stoney Trail, playgrounds, top-tier schools (Sir Winston Churchill High School), transit, and major shopping amenities. View it today and feel it talking to you like home!