



**243 Hampshire Close NW
Calgary, Alberta**

MLS # A2308341



\$929,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Steam Room, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully updated and meticulously maintained 2-storey home located in the prestigious golf course community of Hamptons. Situated on a quiet street, this former showhome offers over 3,500 sq.ft. of developed living space with 5 bedrooms, 3.5 bathrooms, and an excellent family-friendly layout. The grand foyer welcomes you with a stunning curved staircase, formal living room, and elegant dining area. The spacious kitchen features custom cabinetry, granite countertops, stainless steel appliances, ample storage, and a bright breakfast nook overlooking the backyard. The adjacent family room is filled with natural light and centered around a beautiful fireplace, with direct access to the large deck — perfect for entertaining. Upstairs offers 4 generous bedrooms, including an oversized primary retreat featuring bay windows and a luxurious custom ensuite complete with built-ins, a clawfoot bathtub, and a steam shower. An additional skylit 4-piece bathroom serves the upper level. The fully developed basement adds incredible flexibility with custom built-ins, an additional bedroom, a 3-piece bathroom, and a large recreation space for family enjoyment. Extensively updated throughout the years including: new Siemens dishwasher (2025), two new Lennox furnaces (2025), full Poly-B plumbing replacement (2026), freshly painted walls, updated flooring, and refreshed doors/window trims (2026), and a premium Malarkey high-end roofing system installed in 2023 known for its superior durability and Class 4 impact resistance. The home also features a whole-home water softener system installed in 2023. This move-in ready property includes an insulated double attached garage. Ideally located close to top-rated schools, shopping, parks, playgrounds, golf courses, tennis courts, and public transit. A rare opportunity to own a well-cared-for family home in one

of NW Calgary's most desirable communities. Book your private showing today!