



GRASSROOTS
REALTY GROUP

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307 Hampstead Way NW
Calgary, Alberta

MLS # A2311160



\$1,229,800

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,125 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	Alarm system hardware, TV in upstairs front bedroom		

Backing onto the Hamptons golf course is this custom-built two storey walkout…first-time offered by the original owners, here in this exclusive estate area surrounded by panoramic views of the 14th fairway. With over 3100sqft of living space, this wonderful no-pet/no-smoking home enjoys 3 bedrooms + den, maple kitchen with stainless steel appliances, extensive built-ins, gleaming hardwood floors & is just minutes to the Hamptons School & playing fields. Complemented by 9ft ceilings & warm natural light throughout, you will just love the open design of the main floor highlighted by the grand central staircase, soaring 18ft ceilings & bay windows in the Southeast-facing living room, elegant formal dining room & home office with glass French doors & built-in bookcases. The open concept kitchen & dining nook has rich maple cabinetry & centre island, walk-in pantry & KitchenAid stainless steel appliances including built-in oven & microwave, plus a Jenn-Air gas cooktop. The family room…with 18ft high ceilings, has a 4-sided gas fireplace, built-in cabinets & views of the golf course through the two storey bay windows. Upstairs on the 2nd floor are 3 lovely bedrooms & 2 full bathrooms, highlighted by the owners’ retreat with walk-in closet & jetted tub ensuite with skylight, double vanities & separate shower. Shared by the 2 other bedrooms is the family bathroom with 2 sinks & shower/tub. The oversized “front” bedroom has 2 closets & with the included TV makes it the perfect space for your media room. The unspoiled walkout level – with roughed-in plumbing for another bathroom, offers amazing potential for future living space…build another bedroom, games room or rec room. Main floor laundry complete with sink, large closet & LG steam washer & dryer. The “Medinah” model by

CalBridge, your new home also has underground sprinkler system, balcony with natural gas line for your BBQ, PEX pipes, upgraded 6" eavestroughs & 3" downspouts, extra-wide driveway, clay tile roof & recent improvements include window glazing/caulking in 2026, hot water tank in 2024 & 3 new "middle" windows (in 2025) in the family room & walkout. With its prime location in one of Northwest Calgary's most desirable neighbourhoods, you are just minutes to the golf course clubhouse & Hamptons School, local shopping plus quick easy access to transit (both bus stops & LRT), major retail centers & hospitals, University of Calgary, highly-rated schools & downtown.