



GRASSROOTS

REALTY GROUP

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**251 Hampshire Place NW
Calgary, Alberta**

MLS # A2315215



\$999,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Hamptons | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,884 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, Pr | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Open House Saturday May 30th 2-4pm Spacious 5 bedroom walkout bungalow situated on a large pie-shaped private lot backing onto a park. Tucked away on a quiet cul-de-sac, this home is an ideal setting for families seeking space, privacy, and room to grow. The main floor is bright and inviting, with large picture windows and high ceilings creating an open, airy feel throughout. A spacious living room with a bay window flows into the formal dining area—perfect for hosting family gatherings or holiday dinners. The kitchen is both functional and welcoming, featuring generous cabinetry, ample counter space, and a central island ideal for casual seating. Just off the kitchen, the breakfast nook opens onto a sunny balcony—an ideal spot for morning coffee overlooking the yard. Step outside to the upper deck, complete with stairs leading down to the backyard—perfect for summer barbecues or unwinding in the evening sun. The primary bedroom offers a quiet escape with vaulted ceilings, dual closets, and direct access to a 4-piece cheater ensuite illuminated by a skylight. A second bedroom on the main floor provides flexibility for a children’s bedroom, guest space or home office. There is also a unique front section of the home featuring a separate living area, small kitchenette, bedroom, and 3-piece ensuite bath—offering excellent potential for multigenerational living, kids, extended family, guests, or even as an air bnb. The fully developed walkout basement adds even more living space, with two additional bedrooms, a full 4-piece bathroom, a new open kitchen, and a cozy family room anchored by a gas fireplace. With its own 2 entrance’s and direct access to the patio and backyard, this level offers excellent versatility for multi-generational living or as a separate illegal suite. Additional highlights include two gas fireplaces,

hardwood flooring, a double attached garage, and recent updates such as two brand new furnaces (2023) new hot water tank (2021) and updated roof (2019). Located in the highly sought-after Hamptons community, this home is just minutes from top-rated schools, parks, walking paths, tennis courts, and the Hamptons Golf Course. Shopping and amenities are close by, with easy access to Crowfoot Centre, the LRT, the University of Calgary, and major routes throughout the city. With over 3,500 square feet of living space, this is a fantastic opportunity for families looking for space, safe community and a great neighbourhood, on one of the Hamptons's most desirable streets, with flexibility for years to come.