



GRASSROOTS
REALTY GROUP

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4 Hamptons Heath NW Calgary, Alberta

MLS # A2316726



\$888,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,417 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees		

Heating:	Forced Air	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: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Wood Windows

Inclusions: N/A

Original owner, this beautifully maintained home offers over 2,400 sq. ft. of above-grade living space and backs onto peaceful municipal green space surrounded by mature trees. Recent improvements totaling over \$26,000 provide exceptional peace of mind, including Poly-B plumbing replacement, sump pump addition, weeping tile work, driveway repairs, roof repairs, & furnace servicing. The home also features dual high-efficiency furnaces(2020), an updated hot water tank and two humidifiers. From the moment you arrive, the elegant curb appeal stands out with extensive stone detailing and aluminum-clad window trim accents. Step inside to a grand foyer and living room featuring soaring vaulted ceilings that create an impressive sense of space and light. The formal dining room showcases a hand-troweled ceiling with decorative ceiling ring and matching border, while double French doors provide a sophisticated connection to the kitchen. Rich oak flooring flows throughout the main floor, adding warmth and timeless appeal. The inviting family room is centered around a fireplace flanked by custom cabinetry and built-in bookshelves, creating the perfect gathering space. A spacious main-floor office with built-in cabinetry is ideal for working from home. The family-sized kitchen is thoughtfully designed with custom solid oak cabinetry, granite countertops, a newer gas range with downdraft ventilation(2023), newer dishwasher(2023), walk-in pantry, and a convenient wet bar situated between the kitchen and family room for effortless entertaining. Upstairs, double doors lead to the spacious primary retreat featuring two walk-in closets and a luxurious 5-piece ensuite. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The partially developed basement provides over 750 sq. ft. of additional living space and includes a

bathroom rough-in, offering excellent potential for future development. Main-floor laundry includes a stacked washer and dryer, sink, and dedicated folding area. Additional features include wired surround sound and a wired security system. Step outside to enjoy the private deck and patio, beautifully enclosed by mature trees & backing directly onto municipal green space. This property combines quality craftsmanship, thoughtful design, substantial recent investment, and an outstanding location in a setting rarely available. Steps to bus stop and public transportation.