



**31 Hamptons Heath NW
Calgary, Alberta**

MLS # A2320615



\$799,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,361 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE this SAT, June 13th at 2-4PM**** Watch your kids walk to school! Welcome to this exceptional 4-bedroom, 2.5-bath home in the vibrant community of Hamptons. Offering 2,361 sq ft of spacious living with a soaring foyer, bright open-concept layout, and walking distance to Hamptons School—perfect for families who value education and community. Step inside and be greeted by a soaring 2-storey high ceiling foyer that creates a bright and airy welcome throughout the home. The main floor features 9-foot ceilings, adding to the spacious feel. On your left, a sunny East-facing Living room and formal Dining room provide elegant entertaining spaces. The heart of the home showcases a spacious open-concept Family room with a large picture frame window, cozy gas fireplace, and built-in bookshelves—ideal for family gatherings. The white Kitchen seamlessly connects to the Breakfast nook and features a centre island, stainless steel appliances, ample full-height cabinetry, and pantry for excellent storage. From the Breakfast nook, step out to your fully fenced and landscaped backyard oasis featuring a two-tier deck with composition decking and generous greenspace—perfect for entertaining friends and family. A versatile Den completes the main level. On the upper level, four generously-sized bedrooms provide excellent space for a growing family. The Primary suite features a walk-in closet with closet organizer and a 5-piece ensuite bath with double vanity, jetted tub, and separate shower. The three additional well-sized bedrooms share a 4-piece bathroom with a skylight, providing natural light and flexibility for family or guests. The partially finished basement offers excellent potential with existing carpeting and a finished bedroom, requiring only ceiling completion to maximize this space. A bathroom rough-in provides the foundation for future

development. Located in family-friendly Hamptons, this home is within walking distance to Hamptons School and Hamptons Park—ideal for active families. Close to shopping, dining, Hamptons Golf Course, recreational facilities, and Stoney Trail for easy commuting. This is an excellent opportunity to own a spacious, well-designed home with exceptional location in one of Calgary's most sought-after Northwest communities!