



**107 Hampshire Close NW
Calgary, Alberta**

MLS # A2327029



\$749,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,976 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Jetted Tub, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher & Dryer (As is)

Welcome to this well-maintained 2-storey split home with walkout basement in the prestigious community of Hamptons, offering 3+2 bedrooms, 3.5 bathrooms, and over 2,800 sq ft of total developed living space. This bright and spacious home features thoughtful design, abundant natural light, and a private East-facing backyard—perfect for families seeking comfort and convenience in one of Calgary's most sought-after neighborhoods. Step inside and be welcomed by a dramatic 2-storey high foyer complemented by impressive 12.5-foot vaulted ceilings spanning the bright Living and Dining room. The Living room features charming bay windows that flood the space with natural light, creating a warm and inviting atmosphere. The Dining room flows seamlessly into the functional Kitchen with ample cabinetry and windows overlooking the backyard. A well-sized Breakfast nook adjacent to the Kitchen provides the perfect spot for casual meals and offers direct access to the full-width upper Deck with stairs descending to your East-facing backyard. Beyond the Breakfast nook lies the spacious and bright Family room, anchored by a welcoming wood-burning fireplace—the ideal gathering space for family and entertaining. The main level is completed with a practical Laundry room with sink and a convenient powder room. On the upper level, the generous Primary bedroom featuring a 4-piece ensuite with jetted tub, separate shower, and walk-in closet. Two additional well-sized bedrooms provide excellent space for family or guests, with one featuring a built-in desk ideal for a study area. Both bedrooms share a 4-piece bathroom. The fully finished walkout basement expands your living space with a large Recreation room featuring expansive windows flooding the space with natural light from the East-facing exposure. Two additional bedrooms provide

exceptional flexibility, including one spacious master-size bedroom with large windows overlooking the private backyard—perfect for guests or multi-generational living. A 3-piece bathroom completes this level. Step outside to your fully fenced and landscaped East-facing backyard featuring a full-width covered patio perfect for entertaining, mature trees, and a storage shed for convenience. Located in the prestigious Hamptons community, this home is close to highly-rated schools including Hamptons School, shopping and dining options, and recreational facilities including tennis courts and the beautiful Hamptons Park. Nearby amenities include Hamptons Golf Course, shopping malls, major retail superstores, and excellent access to public transit. Easy commute to downtown Calgary via Stoney Trail and major roadways. This is a rare opportunity to own a well-maintained home in one of Calgary's most prestigious and family-friendly Northwest communities!