



GRASSROOTS
REALTY GROUP

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55 Hampshire Grove NW
Calgary, Alberta

MLS # A2331767



\$879,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, See Remarks, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

This is the house you've been waiting for. This lovingly maintained 2 story in a desirable Hamptons location is ready for new owners. Spacious floorpan with vaulted ceilings, gorgeous hardwood floors, and upgraded appliances. The lot is a beautiful, fully landscaped yard. Lots of trees to provide privacy, large deck w/gas line, patio with pavers. The home has all the poly-b plumbing removed. Fully finished on all 3 levels, providing almost 3200 sq ft of living space throughout. Triple pane vinyl windows, central A/C, 4 amply scaled bedrooms, 3.5 bathrooms. This home needs nothing but new owners to make it complete. Call your favourite Realtor for a private showing.