



GRASSROOTS
REALTY GROUP

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199 Hampstead Way NW
Calgary, Alberta

MLS # A2335853



\$1,388,888

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,569 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Covered, Driveway, Front Drive, Garage Faces Side, Heated Driveway, Heated		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, Gentle Sloping, Greenbe		

Heating: In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Clay Tile

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2 Washer & Dryer, 2 Gas Stove, 2 Fridge, 2 Freezer, 2 Hoodfan, 2 Dishwasher

OPEN HOUSE AUG 22, 2026 SATURDAY 330-5pm Back on the market and better than ever, this stately home has been meticulously maintained since its 2021 transformation. With nearly 4,000 sq ft of finished floor space and towering ceilings throughout, this residence sits on one of the largest lots in Hamptons (9,182 sq ft)—a rare find in today's market. This year's assessment is \$1,410,000—yet we're listing at just \$1,388,888, offering immediate equity from day one. Completely renovated from top to bottom by WhiteLoft Design, this amazing property can serve as a palace for a large family, with its walkout in-law illegal suite, a playground for kids, a fabulous work-at-home station (with a private, bright main-floor office), and much more. Spacious and elegant from entrance onward, the home astounds with towering windows and high vaulted ceilings that create an immediate sense of grandeur. The sprawling kitchen opens to both dining/bar and living room, and like most of the living space, is SOUTH ORIENTED—bathed in natural brightness all day long. Add to that stunning panoramic views of Nose Hill's northside and Edgemont Hills area, and you have a truly paradisiacal living experience. The main floor is completed by a secluded west-facing office, spacious laundry room, powder room, and of course, the OVERSIZE THREE-CAR GARAGE that can store any vehicle, any size! A gorgeous curved hardwood staircase takes you to exquisite views of the front foyer/dining area with its towering vaulted ceilings and dramatic two-storey window. All FOUR BEDROOMS upstairs are adorned with beautiful hardwood flooring. The primary bedroom is super spacious, with a generous walk-in closet and a BEAUTIFULLY RENOVATED 5-PIECE ENSUITE featuring a soaker tub, dual quartz vanity, and subway tile shower. A second LARGE

BEDROOM with walk-in closet and its own ENSUITE makes this perfect for a growing teenager who needs privacy. Two more bedrooms and a remodeled 4-piece round out the upper floor, with a separate thermostat for complete AC comfort. The WALKOUT basement is ALSO SOUTH ORIENTED, SPACIOUS and BRIGHT. It includes a FULL KITCHEN with stainless steel appliances, smart contemporary decor, adjacent dining area, and huge living/media room perfect for entertaining. A good-sized bedroom with 4-piece bath completes this comfortable separate living space. Besides the dual furnace and in-floor heating, it has its own washer and dryer for total independence. The MASSIVE OVERSIZE 3-CAR GARAGE and 4-car driveway preserve great curb appeal, while freshly painted stucco and smart brick trim augment the lifelong clay tile roof beautifully. And then there's the yard—we could go on. This is a house you have to see for yourself! With autumn just beginning and 2026 demand at an all-time high, inventory is moving fast—this exceptional property priced below assessment won't last long. Book your private showing today!