



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Hampstead View NW
Calgary, Alberta

MLS # A2350883



\$959,888

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed, Hot Tub(AS IS)

Welcome to this spacious 4+2 Bedroom, 3.5 Bathroom 2 Storey home situated on a corner lot in the sought-after community of The Hamptons, offering over 3,400 sq.ft. of total developed living space. Featuring a Triple Attached Garage, distinctive Tile Roof (2018), Central A/C, 4 Bedrooms on the Upper Level, and a fully finished WALKOUT Basement, this thoughtfully designed home offers exceptional space and versatility for a growing or extended family. Step inside to a bright Main Level with formal Living and Dining Rooms for everyday living and entertaining. Toward the rear, the layout opens into the Kitchen, Nook, and Family Room, creating excellent flow for family living. The well-appointed Kitchen features granite countertops and Granite Backsplash, centre island with raised breakfast bar, Stainless Steel appliances including a Bosch dishwasher, and corner pantry, with hardwood flooring flowing through the Kitchen and breakfast nook. The Nook offers direct access to the rear deck. The spacious Family Room is anchored by a gas fireplace and large windows, providing a warm gathering space. A versatile Den with Engineered Hardwood floor is ideal for a Home Office or study, while a 2pc Bathroom completes this level. The Upper Level is highlighted by an exceptionally spacious Primary retreat, where the Bedroom and adjoining Den combine to span over 25 ft in length—a rare luxury suite ideal for a sitting area, Home Office, reading space, or private retreat. A Walk-In Closet with organizer and lavish 4pc Ensuite with jetted tub and separate shower complete the Primary suite. Three additional well-proportioned Bedrooms, all with ceiling fans, provide excellent family space, with 2 featuring Walk-In Closets. A 4pc Bathroom completes this level. The fully finished Walkout Basement adds substantial living space with a massive Recreation

Room—perfect for a media area, games room, Home Gym, or family gatherings. Two additional Bedrooms and a 4pc Bathroom provide excellent flexibility for guests, teenagers, or extended family. A door from the Recreation Room leads to the enclosed Sunroom with hot tub (sold As Is that needs a new pump), offering a unique space to relax and unwind. Step outside to the landscaped sunny East-facing backyard with generous lawn, mature greenery, and plenty of space for outdoor enjoyment. The corner lot provides excellent separation from neighbouring homes, possible to do a RV parking in the back, while the Triple Attached Garage delivers generous parking and storage. Upgrades include all bedroom windows were replaced in last few years. Located in The Hamptons, this home is close to schools, parks, pathways, shopping, community amenities, and Hamptons Golf Club, with convenient access to Shaganappi Trail, Country Hills Boulevard, and Stoney Trail. This spacious, well-designed home with exceptional primary bedroom space and versatile living is an excellent opportunity in Northwest Calgary's most sought-after communities. Book your private showing today!