



GRASSROOTS
REALTY GROUP

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79 Hamptons Heights NW
Calgary, Alberta

MLS # A2351499



\$860,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Rectangular Lot, Sloped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Open house Oct 10 1:00-4:00 Welcome to this fantastic 5-bedroom two-storey home, perfectly located on a quiet crescent just minutes from shopping and the golf course. Bright and spacious, this beautiful estate home offers a timeless traditional floor plan, enhanced with recent upgrades including new paint throughout, new flooring on the main and second level. concrete tile roof (2014), new deck (2022). The main floor features a formal living room with a charming bay window, a generously sized dining room, a private office, and a sunny family room with a cozy fireplace framed by built-in wall units. The bright white kitchen showcases new quartz countertops, a stylish black subway tile backsplash, a walk-in pantry, and easy access to the backyard. Upstairs offers 4 spacious bedrooms and 2 full bathrooms. The primary bedroom is exceptionally large, complete with a walk-in closet and a spa-inspired ensuite featuring a jetted tub, bay window, and tile flooring. The fully finished basement includes a 5th bedroom, another full bathroom, abundant storage space, and a huge games/rec room — perfect for family entertainment or guests. Additional highlights include main floor laundry, an oversized double attached garage, a full-width rear deck with a gas BBQ line, and a spectacular private backyard filled with mature leafy trees — truly your own private park! A truly dynamite family home offering space, comfort, and exceptional value!