



**GRASSROOTS**  
REALTY GROUP

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**307 Hamptons Mews NW**  
**Calgary, Alberta**

**MLS # A2216941**



**\$789,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Cedar Shake

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, See Remarks, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

Welcome to 307 Hamptons Mews! A beautiful home tucked away on a peaceful street in the prestigious community of Hamptons, this elegant 2-storey home offers a functional and inviting layout perfect for families or professionals alike. Step inside to discover rich espresso-stained hardwood floors flowing throughout most of the main level and the upper bedrooms, creating a warm and cohesive atmosphere. The main floor features a formal living and dining room, a cozy family room with a fireplace, and expansive west-facing windows that fill the space with natural light while framing serene views of the lush, private backyard. The bright, well-appointed kitchen opens onto an impressively large, maintenance-free deck — ideal for summer lounging or entertaining with its sunny west exposure. A flexible main floor bedroom can easily double as a home office or den, offering convenience and versatility. Upstairs, retreat to the spacious primary suite complete with a generous walk-in closet and a spa-inspired ensuite. Two additional bedrooms and a full bath provide comfortable accommodations for family or guests. The fully finished basement adds valuable living space with a large bedroom, full bathroom, and a welcoming family room — perfect for movie nights or extended stays. Additional highlights include new triple-pane windows, a high-efficiency furnace, and a location that’s hard to beat — close to top-rated schools, shopping, parks, and Hamptons’ fantastic community amenities. Don’t miss your chance to own this exceptional home in one of Calgary’s most sought-after neighbourhoods!