



GRASSROOTS
REALTY GROUP

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31 Hampstead Way NW
Calgary, Alberta

MLS # A2217527



\$978,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-25-2-W5
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Wood Windows		

Inclusions: N/A

Discover 31 Hampstead Way NW, a 4-bedroom, 3.5-bathroom sanctuary where timeless elegance harmonizes with modern upgrades. From its soaring ceilings to its serene outdoor spaces, this home is crafted for comfort, style, and effortless living in the heart of Hampstead. Step into the striking two-story living room, where double-height ceilings create an expansive, airy ambiance flooded with natural light. This architectural highlight enhances the home's open-concept design, offering a dramatic yet inviting space for gatherings or quiet relaxation. Adjacent to the living area, a second spacious family room with equally impressive ceilings provides flexibility for formal entertaining or casual everyday living. Recent enhancements ensure worry-free ownership, including wood flooring (2021), a brand new Premium Strong Range Hood(2022), a high-efficiency furnace and hot water tank (2023), and a new stove a (2024). The chef's kitchen features quartz countertops, stainless steel appliances, and a large island, seamlessly connecting to the dining area for fluid hosting. The professionally maintained shake roof adds timeless curb appeal, while fresh interior finishes in neutral tones create a canvas for personalization. Upstairs, the primary suite impresses with a walk-in closet and a spa-like en-suite boasting dual vanities and a frameless glass shower. Three additional bedrooms offer versatility for family, guests, or a home office. The finished basement extends living space with a recreation room and ample storage, ideal for hobbies or future expansion.