



GRASSROOTS
REALTY GROUP

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159 Hampshire Grove NW
Calgary, Alberta

MLS # A2227254



\$865,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door		

Inclusions: All-window coverings

OPEN HOUSE AT 2-4PM SUNDAY JUNE 15. A RARE GEM IN PRESTIGAE HAMPSTONS GOLF COMMUNITY! Tucked away in a quiet cul-de-sac in the highly sought-after Hamptons, this traditionally elegant home offers over 3,000 sq ft of beautifully developed living space designed for comfort and entertaining. From the inviting front porch, step into a soaring two-storey foyer that immediately impresses. To the right, the living and dining rooms connect seamlessly, ideal for formal gatherings. The kitchen features stainless steel appliances, a breakfast bar, and a pantry for ample storage. It flows effortlessly into a sunny breakfast nook and the spacious family room, complete with custom-built wall units, a cozy fireplace as the focal point, and large windows that flood the space with natural light — creating a warm and airy atmosphere perfect for everyday living. A convenient half bath and a laundry room with a sink add to the functionality of the main level. Upstairs, a versatile open loft area can be used as a home office, reading corner, or hobby room. One side of the upper floor is the spacious primary bedroom retreat, which includes a sitting area, a 4-piece ensuite with a jetted tub, separate shower, and a walk-in closet. Two additional well-sized bedrooms complete this level. The bright southeast-facing basement features large windows and ample space for a home gym, ping pong area, or recreation room. A den and a full bathroom provide added flexibility. Step outside to a beautifully landscaped and fenced backyard, where you’ll enjoy morning coffee or evening BBQs on the large deck, complete with a gas line hookup for your grill. Notable updates in the past 10 years include: • Life long tile roof (2015) • Garage door (2017) • Several new windows (2020) • New stove (2025) Designated to TOP-RANKED SCHOOLS including Tom

Baines, Sir Winston Churchill, Saint Francis Catholics School. Enjoy a quick jog to the nearby green spaces and pathways, and walking distance to the shopping plaza featuring Superstore, Starbucks, restaurants, and more. Close to Costco, and with easy access to Stoney Trail, this home checks every box. Don't miss this exceptional opportunity!