



GRASSROOTS
REALTY GROUP

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4 Hampshire Circle NW
Calgary, Alberta

MLS # A2240460



\$799,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Level, Many Trees, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Living room and dining room furniture

Nestled in the highly sought-after neighbourhood of Hamptons, this beautifully maintained two-storey home combines timeless elegance with thoughtful functionality—perfectly suited for families and professionals alike. Upon entry, you're welcomed by a refined layout featuring a formal living and dining room, complete with included furnishings, ideal for hosting and everyday living. The main floor flows seamlessly into a bright, well-appointed kitchen that opens onto an expansive deck—perfect for summer entertaining or relaxing in the evening sun. Family Room next to the kitchen makes for ease to watch over the children while preparing meals. Upstairs, the serene primary suite offers a peaceful retreat, complete with a spacious walk-in closet and a spa-like ensuite. Two additional bedrooms and a full bath provide comfortable, well-proportioned spaces for family or guests. Soft white carpeting throughout the upper level enhances the airy, cohesive feel of the home. The fully developed basement offers exceptional versatility with a large bedroom or office space and a welcoming recreation room—ideal for movie nights, hobbies, or guest stays. Notable upgrades include brand-new triple-pane windows, new roof (2022), air conditioning, and the complete removal of Poly B plumbing (2025). Set in an unbeatable location close to top-rated schools, parks, shopping, and the outstanding amenities the Hamptons community is known for, this exceptional residence is a rare opportunity in one of Calgary's premier areas.