



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3 Hampstead Hill NW
Calgary, Alberta

MLS # A2245610



\$875,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Tandem, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Located in the prestigious Hamptons, this elegant 2,480 sq ft two-storey home offers 3 bedrooms, 2.5 baths, and a rare Heated Triple Attached Garage (one tandem bay) —ideal for three vehicles or extra storage. Set on a beautifully landscaped corner lot, this stylish and functional home features hardwood flooring, 9-foot ceilings on the main level, and newly installed carpet upstairs. Step inside to a soaring 18-foot foyer and a grand spiral staircase with a skylight above. Then you'll find a bright Living Room and formal Dining Room are perfect for hosting. The large Family Room features a gas fireplace, built-in bookcases, and a cozy window bench, creating a warm and relaxation atmosphere for everyday living. The well-appointed Kitchen with a centre island, granite countertops, pantry, and ample cabinetry is complemented by a spacious Breakfast Nook with access to the rear Deck. A private Den with French doors, Half Bath and a Mudroom with Laundry and sink complete the main level. Going upstairs, there's the large Primary Bedroom offers a retreat with a private 5-piece Ensuite and a walk-in closet. This spa-like bath features a Jetted Tub, Double Vanity and a separate shower. Two additional good sized Bedrooms share a Full Bath, providing comfortable accommodation for family or guests. The full unfinished Basement offers endless possibilities for future development—whether it's a recreation room, home gym, or additional bedrooms. It also includes a bathroom rough-in, making it easy to add a full bath later. Two hot water tanks ensure convenience and comfort for larger households. Enjoy outdoor living with a generously sized, beautifully landscaped backyard featuring a paved patio, mature trees, and fruit trees that add both beauty and bounty. Whether you're relaxing under the shade or hosting summer BBQs on the

deck with a convenient gas line, this private outdoor space is perfect for family fun, gardening, or quiet retreat. This exceptional home is just minutes from the Hamptons Golf Club, parks, top-rated schools, and scenic walking paths. Don't miss your chance to make it yours—book your showing today.