



GRASSROOTS
REALTY GROUP

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15 Hampshire Close NW
Calgary, Alberta

MLS # A2252395



\$849,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,596 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	garage heater, storage shed		

Steps to a park & walking distance to the Edgemont Superstore shopping complex is this wonderful former showhome in the highly-desirable golf course community of the Hamptons. Offering a total of 4 bedrooms & 3 full baths, this fully finished bungalow enjoys soaring vaulted ceilings & central air, heated oversized 2 car garage, beautiful hardwood floors, South backyard & a host of improvements including new roof, stucco exterior & the polyB pipes replaced with PEX. Available for quick possession, this fantastic estate home has a sensational floorplan bathed in natural light, & features a sunny living room with floor-to-ceiling windows, open to the large dining room which will easily fit your family dinners. The bright eat-in kitchen & nook – complemented by a big bay window & cork floors, has loads of cabinet space, built-in desk, walk-in pantry & the appliances include a cooktop stove & new (2025) built-in convection oven. Main floor has 2 spacious bedrooms & 2 full bathrooms; the owners' retreat has a huge walk-in closet, bay window & ensuite with soaker tub, separate shower & double vanities. Lower level is finished with 2 more bedrooms, another full bath & rec room with wet bar, gas fireplace & built-in bookcases. There's also plenty of additional space for storage or future development. Main floor laundry complete with built-in cabinets & Whirlpool washer & dryer. Other extras include Hunter Douglas blinds, low-flow/dual-flush toilets, natural gas line for your BBQ on the deck, central vacuum system & storage shed in the South backyard with maintenance-free vinyl fencing, deck (with new vinyl decking in 2023) & patio. Roof/eaves/downspouts are brand new in 2025 & new stucco exterior in 2024. Located on this terrific corner lot only a few short minutes walk to bus stops & the Hamptons Park tennis courts, quick commute to the Hamptons

School & neighbourhood shopping, & easy access to area recreational amenities, University of Calgary & hospitals, downtown & so much more!