



**GRASSROOTS**  
REALTY GROUP

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**47 Hampshire Grove NW**  
**Calgary, Alberta**

**MLS # A2264514**



**\$799,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,326 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** None

This 2-story home is located on a quiet street in the Hamptons. Newer hardwood flooring on main, upgraded kitchen with granite countertops, open concept living, formal dining, and living room. The upper floor features newer carpet, and 4 bedrooms, the master is oversized with a large walk-in closet and spa-like 5-piece ensuite. 3 more bedrooms are perfect for a growing family. Fully developed basement with newer vinyl floor and large game/media room, huge bedroom, 4-piece bath, and additional office space and finished storage. This home is move-in ready, close to all amenities, schools and public transportation.