



GRASSROOTS
REALTY GROUP

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134 Hamptons Heath NW
Calgary, Alberta

MLS # A2283856



\$700,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

** Welcome to 134 Hamptons Heath NW — a solid, traditional two-storey family home, tucked away on a quiet cul-de-sac in one of the Hamptons’s more desirable pockets. This location truly delivers: you’re just steps from parks and pathways, tennis courts, schools, and shopping, the Hamptons Golf Club, with quick access to all major roadways, making commuting and everyday errands a breeze. From the curb, you’ll appreciate the mature landscaping and the double attached garage. The fully fenced backyard offers a sunny west exposure and a large deck, perfect for evening barbecues and relaxing summer nights. ** Step inside and you’re welcomed by a bright, airy main floor featuring a vaulted living room and dining area, a large tiled front entrance, and a sweeping staircase leading to the upper level. The kitchen and eating nook overlook the backyard and open through patio doors to the deck, flowing seamlessly into a comfortable family room — ideal for everyday living and entertaining. At the back entrance, you’ll find a convenient two-piece powder room and a good-sized laundry area, thoughtfully placed for busy family life. ** Upstairs, the primary bedroom offers a full ensuite and walk-in closet, while two generous secondary bedrooms provide ample closet space and share a four-piece main bathroom. ** The fully developed lower level adds individual versatility, featuring a huge family and games room, plus a smaller craft room or home office, along with excellent storage and custom shelving. ** This home has seen recent upgrades, shows very well, is well priced, and is ready for quick possession. ** Call your favourite Realtor, or join us at the open house this Saturday and Sunday from 1:30 to 4:00 PM. ** This one is a must-see. --- Come on by and say HELLO.

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