



**307 Hamptons Mews NW
Calgary, Alberta**

MLS # A2290658



\$948,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: None

OPEN HOUSE SUNDAY MARCH 15TH FROM 1:00PM TO 3:00PM - Welcome to 307 Hamptons Mews NW, a fully renovated, move-in ready home tucked away on a quiet cul-de-sac in the highly sought-after community of Hamptons. Offering over 3,100 sq.ft. of developed living space, this impressive two-storey home features 6 bedrooms and 4.5 bathrooms, providing exceptional space and flexibility for large families or multi-generational living. The main floor offers a brand-new kitchen featuring modern cabinetry, stylish finishes, and brand-new appliances. Formal living and dining rooms create elegant spaces for entertaining, while the cozy family room just off the kitchen offers the perfect everyday gathering space. A rare main-floor bedroom with its own 3-piece ensuite provides excellent flexibility for guests, extended family, or a private home office. A convenient 2-piece powder room completes the main level. Upstairs you'll find a spacious primary bedroom retreat featuring a large, modern ensuite, along with two additional generously sized bedrooms and a full bathroom, creating a functional and comfortable upper level for family living. The fully developed basement adds around another 1,000 sq.ft. of additional living space, including two more bedrooms, a full bathroom, and plenty of storage, making it ideal for teenagers, guests, or extended family. Extensive upgrades make this home feel like new, including a new roof (2026), triple-pane windows, high-efficiency furnace, new water heater (2025), brand new kitchen and bathrooms, new appliances, and no carpet throughout. The west-facing backyard fills the home with natural light and features a large deck perfect for relaxing or entertaining in the evening sun. An insulated double attached garage and generous storage space complete the home. Located in one of NW Calgary's most desirable and

established communities, close to top-rated schools, parks, golf, shopping, and major routes, this beautifully renovated home offers an outstanding opportunity to own in The Hamptons.