



**110 Hampstead Rise NW
Calgary, Alberta**

MLS # A2293244



\$809,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Well maintained 2,240 sq ft two-storey home featuring 4 bedrooms on the upper level, ideally located on a quiet street with a west-facing backyard perfect for afternoon sun. The spacious primary bedroom offers a comfortable sitting area and a 4-piece ensuite with separate shower. The main floor features hardwood flooring throughout the hallway, family room, kitchen, breakfast nook and staircases, a cozy family room with gas fireplace and built-in bookshelves, plus a formal living room and dining room, ideal for family gatherings and entertaining. Functional kitchen with bright breakfast nook and direct access to the large backyard deck, perfect for summer BBQs. Main floor office/den and laundry add everyday convenience. The fully developed basement includes a large bedroom, huge recreation room with wet bar, hobby room and another 4-piece bathroom, offering plenty of space for family living or guests. New carpet on the main level (2026) and hot water tank replaced in 2021. No poly-B plumbing in this property. Excellent location within walking distance to bus stops, playgrounds, parks and nearby shopping amenities.