



GRASSROOTS
REALTY GROUP

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**108 Hampshire Close NW
Calgary, Alberta**

MLS # A2198760



\$840,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,449 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained, fully developed 6-bedroom home spanning over 2,440 sq. ft., situated on a quiet, family-friendly street in the highly sought-after Hamptons community. Designed with functionality and comfort in mind, this home offers an exceptional layout perfect for growing families. Upon entering, you'll be greeted by a grand foyer with a stunning staircase leading to the upper level. The main floor features a well-thought-out design, including a formal living and dining area perfect for entertaining. The cozy family room boasts custom oak built-ins and a fireplace, creating a warm and inviting space. The well-appointed kitchen is the heart of the home, featuring oak cabinetry, granite countertops, stainless steel appliances, modern light fixtures, and a bright breakfast nook with direct access to the west-facing backyard. Outside, the private backyard retreat is perfect for entertaining or relaxing, featuring a spacious covered patio with a natural gas BBQ connection for easy outdoor dining. The upper level is designed for both comfort and practicality, offering 4 generously sized bedrooms, including the primary bedroom with a 4-piece ensuite, jetted tub and a large walk-in closet. A spacious bonus room provides a versatile space, perfect for a media area, playroom, or additional lounge. A 4-piece bathroom completes this level. The fully finished basement extends the home's living space, featuring a large recreation room with dry-bar, 2 additional bedrooms (one without window), and a 4-piece bathroom, providing flexibility for guests or extended family. A flex space can be used as a personal gym, second office, or hobby room, offering endless possibilities. Recent upgrades include a washer and dryer (2021), a newer electric stove (2021), a new water tank (2020) and Poly-B pipes changed (2020), ensuring modern convenience and efficiency. Additional

highlights include a huge double garage with side door access, tiled roof, covered large patio and all furniture included. Located in one of Calgary's most prestigious communities, this home is just minutes from top-rated schools, parks, shopping, and transit, with quick access to Stoney Trail and a 20-minute commute to downtown. This home truly offers a functional and well-designed layout, making it ideal for glowing family.