



GRASSROOTS
REALTY GROUP

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637 Hamptons Drive NW
Calgary, Alberta

MLS # A2213224



\$900,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Other, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions:	NA
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Discover Your Ideal Family Lifestyle in the Hamptons! Envision your family settling into this exceptional 6-bedroom home nestled in the prestigious Hamptons community. (4 rooms top floor, 2 rooms basement). This well maintained home is smoke free has an abundance of living space. The expansive primary suite offers a private retreat with a comfortable sitting area, complemented by three additional generously sized bedrooms perfect for a growing family. The main floor is designed for easy living and entertaining, with a kitchen that seamlessly connects to a delightful deck – ideal for summer BBQs and gatherings. The main floor has an office room, powder room and a laundry room that connects to the garage. Enjoy peace of mind with several recent upgrades, including a new roof, furnace (2023), central AC, insulated garage (2022), and hot water tank (2021). Adding incredible value is a fully legal secondary suite with its own entrance and walkout access (1062 sq ft), offering a fantastic opportunity for rental income or multi-generational living, complete with a kitchen, bedroom, and versatile flex room that could be used as a bedroom when you add a dresser. This prime Hamptons location provides unparalleled convenience, with easy access to major roadways, diverse shopping, a wealth of amenities, a renowned golf course, and numerous scenic parks and pathways. Don't miss the chance to experience the Hamptons lifestyle – book your showing today!