

\$1,249,900 - 176 Hampshire Grove Nw, Calgary

MLS® #A2198930

\$1,249,900

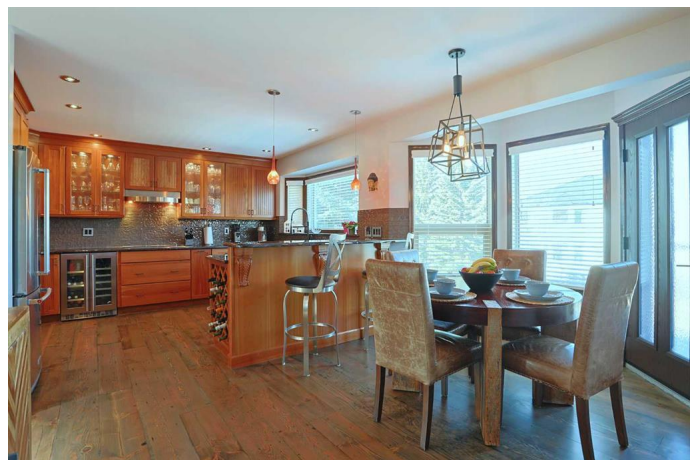
4 Bedroom, 4.00 Bathroom, 2,622 sqft

Residential on 0.20 Acres

Hamptons, Calgary, Alberta

There's nothing quite like that feeling of finding the home of your dreams & now you will know that feeling when you step through the doors of this incredible custom home!

Nestled on this wonderful pie-shaped lot in the exclusive golf course community of the Hamptons, this amazing two storey walkout enjoys 4 bedrooms & 3.5 baths, antique pine floors, stylish cherrywood kitchen with stainless steel appliances & rare 4 car garage! Offering over 3700sqft of refined estate living, the main floor of this fully finished home features South-facing living room with vaulted ceilings & arched window, elegant open concept formal dining room with alcove for your china cabinet & stunning family room with soaring vaulted ceilings, built-in bookcases & brick wood-burning fireplace. The beautiful gourmet kitchen has sleek granite counters & full-height cabinets, built-in wine rack, pantry with barn door & the upgraded appliances include Miele induction cooktop, convection oven & dishwasher. Upstairs on the air-conditioned 2nd floor are 3 lovely bedrooms & 2 full baths; the owners' retreat is your private sanctuary & comes complete with a big walk-in closet, sitting area with bay window & gorgeous ensuite with skylight & quartz-topped double vanities, MAAX soaker tub & glass shower. The walkout level is beautifully finished with rec room with fireplace & built-in ceiling speakers, an office/home gym with French doors, 4th bedroom & bathroom with steam shower, plus



another office/guest bedroom & storage room. Extensively renovated in 2023, additional bonus features & extras include Hunter Douglas blinds & plantation shutters, completely refinished 4 car garage with epoxy floors & wall-slat system, Kohler bathroom toilets, main floor laundry room with quartz counters & farmhouse sink, roughed-in central vacuum system, upgraded lighting, underground sprinkler system, clay tile roof, backyard water feature, aggregate driveway & the majority (@ 90%) of the polyB piping has been replaced with PEX. Siding & backing onto a walking path leading to the winding 5.55 hectare environmental reserve overlooking the golf course, your next home is perfectly located within walking distance to bus stops & Hamptons Park tennis courts, mere minutes to the Hamptons School & golf course clubhouse, shopping at the Edgemont Superstore & Hamptons Co-op, & quick easy access to area retail centers, University of Calgary & Foothills Medical Centre, LRT & downtown. Welcome home!

Built in 1992

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198930 |
| Price | \$1,249,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,622 |
| Acres | 0.20 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 176 Hampshire Grove Nw |
| Subdivision | Hamptons |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 5B3 |

Amenities

| | |
|----------------|--|
| Amenities | Park |
| Parking Spaces | 7 |
| Parking | Oversized, Garage Faces Front, Quad or More Attached, Tandem |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Steam Room |
| Appliances | Central Air Conditioner, Convection Oven, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Window Coverings, Induction Cooktop, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Wood Burning, Brick Facing, Gas Starter, Recreation Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Greenbelt, Views |
| Roof | Clay Tile |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Royal LePage Benchmark

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