

**86 Hampstead Gardens NW
Calgary, Alberta**

MLS # A2223444



\$879,999

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|------------------|---------------------------|---------------|-------------------|
| Division: | Hamptons | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,073 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped, Sloped, Views | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Pine Shake | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: none

****OPEN HOUSE: 1-4 PM SAT&SUN ,MAY 24&25,2025****A rare opportunity to own a showstopping, fully renovated walkout home with breathtaking southeast-facing greenspace views in the prestigious Hamptons! This stunning 2-storey home was completely redesigned and upgraded recently years, shows 10/10 with every detail meticulously finished—from the soaring 17' ceilings and engineered hardwood flooring to the chef-inspired granite kitchen with maple full-height cabinetry, tile backsplash, central island, and newer stainless steel appliances. Natural light floods the home through expansive windows and skylights, creating a bright, airy atmosphere throughout. The spacious upper level features a luxurious primary retreat with incredible views, a spa-style 6pc ensuite including marble double vanity, soaker tub, tiled shower, and a generous walk-in closet, along with two additional bedrooms and a full bath. The fully developed walkout basement, with separate entry, offers a beautiful 2-bedroom suite, full bath, rec room with bay window, laundry room with storage, and fantastic flexibility for extended family or rental income. Enjoy year-round outdoor living with a covered upper deck, sunny concrete patio, and a landscaped southeast backyard overlooking the greenspace. Major mechanical updates include air conditioner (2023), two water heaters (2023), furnace (2024), basement washer (2024), stove/fridge/dryer/range hood (Jan 2025), and upstairs washer/dryer combo (Jan 2025). This home offers exceptional value, location, and lifestyle—close to Hamptons Co-op, golf course, parks, transit, schools, and quick access to Shaganappi and Stoney Trail. This is the dream home you've been waiting for—book your showing today!