



## 159 Hampshire Grove NW Calgary, Alberta

MLS # A2227254



\$865,900

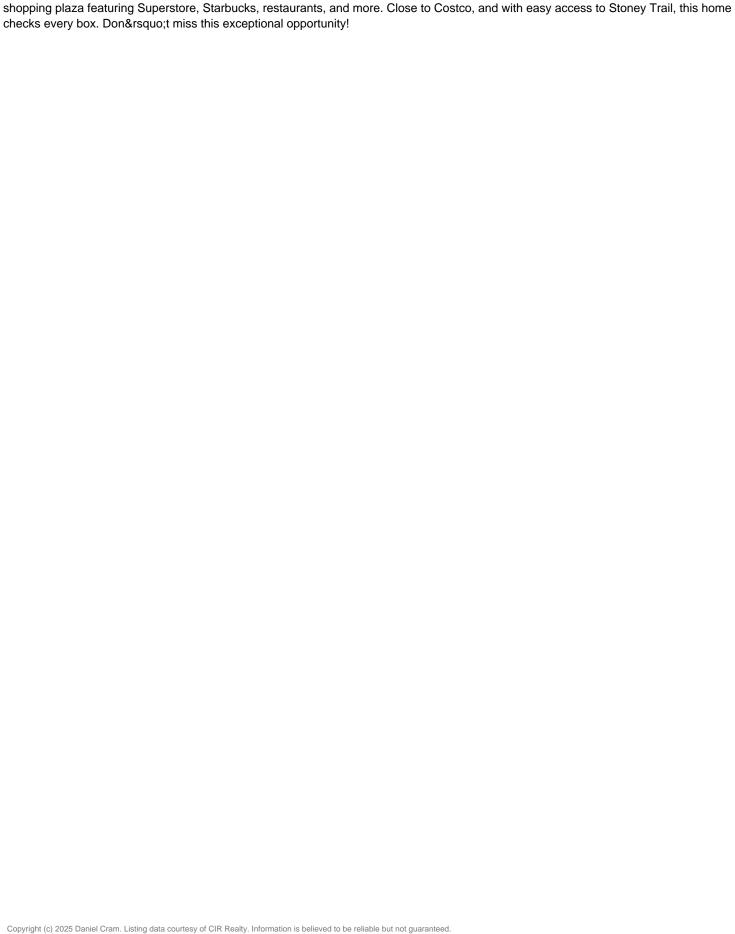
Division:	Hamptons					
Type:	Residential/House					
Style:	2 Storey					
Size:	2,163 sq.ft.	Age:	1993 (32 yrs old)			
Beds:	3	Baths:	3 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	0.13 Acre					
Lot Feat:	Landscaped, Tr	reed				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), French Door

Inclusions: All-window coverings

A RARE GEM IN PRESTIGAE HAMPSTONS GOLF COMMUNITY! Tucked away in a quiet cul-de-sac in the highly sought-after Hamptons, this traditionally elegant home offers over 3,000 sq ft of beautifully developed living space designed for comfort and entertaining. From the inviting front porch, step into a soaring two-storey foyer that immediately impresses. To the right, the living and dining rooms connect seamlessly, ideal for formal gatherings. The kitchen features stainless steel appliances, a breakfast bar, and a pantry for ample storage. It flows effortlessly into a sunny breakfast nook and the spacious family room, complete with custom-built wall units, a cozy fireplace as the focal point, and large windows that flood the space with natural light — creating a warm and airy atmosphere perfect for everyday living. A convenient half bath and a laundry room with a sink add to the functionality of the main level. Upstairs, a versatile open loft area can be used as a home office, reading corner, or hobby room. One side of the upper floor is the spacious primary bedroom retreat, which includes a sitting area, a 4-piece ensuite with a jetted tub, separate shower, and a walk-in closet. Two additional well-sized bedrooms complete this level. The bright southeast-facing basement features large windows and ample space for a home gym, ping pong area, or recreation room. A den and a full bathroom provide added flexibility. Step outside to a beautifully landscaped and fenced backyard, where you'll enjoy morning coffee or evening BBQs on the large deck, complete with a gas line hookup for your grill. Notable updates in the past 10 years include: • Life long tile roof (2015) • Garage door (2017) • Several new windows (2020) • New stove (2025) Designated to TOP-RANKED SCHOOLS including Tom Baines, Sir Winston



Churchill, Saint Francis Catholics School. Enjoy a quick jog to the nearby green spaces and pathways, and walking distance to the