

**107 Hampshire Close NW  
Calgary, Alberta**

**MLS # A2255348**



**\$768,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                       |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | 2 Storey Split                 |               |                   |
| <b>Size:</b>     | 1,869 sq.ft.                   | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot, Sloped, Treed |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Tile            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Cedar Shake                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Vaulted Ceiling(s)                |                   |      |

**Inclusions:** All window coverings, all light fixtures, furniture, garden shed.

Welcome to this well-maintained 2-storey split home in the prestigious community of Hamptons, offering incredible value as the lowest asking price for a walkout home of this type in the area! With nearly 1,900 sq. ft. of living space above grade plus a fully developed walkout basement, this home features 3+2 bedrooms and 3.5 bathrooms, and has been lovingly cared for by the owner, who occupied the home only seasonally, keeping it in excellent condition throughout. The main level boasts an inviting living room and dining room with soaring vaulted ceilings, filling the space with natural light. A functional kitchen with plenty of cabinetry opens to the dining area, with direct access to the east-facing deck – perfect for enjoying your morning coffee with the sunrise. The cozy family room with a fireplace creates a warm and welcoming atmosphere. Upstairs, you’ll find 3 generously sized bedrooms, including a primary suite that offers a private ensuite and ample closet space. The bright and airy bedrooms are designed for comfort and functionality, providing plenty of room for family, guests, or a home office. The true highlight of this home is the rare, fully developed walkout basement – a feature seldom found in the Hamptons at this price point. Bright and spacious, this lower level offers 2 additional bedrooms, a full bathroom, and a large recreation room with abundant natural light. With direct access to the backyard, it not only expands your living space but also presents excellent potential for generating extra rental income. Whether for extended family, guests, or investors seeking added value, this versatile space is a standout advantage. This outstanding home is situated in a much sought-after community with highly rated schools, tennis courts, sports courts, beautiful parks, a paved bike path system, many playgrounds, local shopping, and the

enviable Hamptons Golf Course, and is conveniently close to Stoney Trail. Don't miss this opportunity to own a walkout home in the Hamptons with over 2,700 sq. ft. of total living space &ndash;most of the furniture included.