

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

MLS® #A2198930

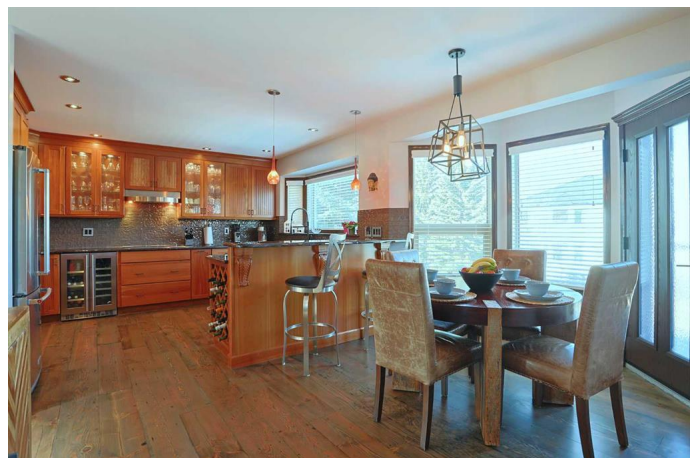
**\$1,249,900**

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	4
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office          Royal LePage Benchmark

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