

307 Hamptons Mews NW
Calgary, Alberta

MLS # A2216941

\$789,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to 307 Hamptons Mews! A beautiful home tucked away on a peaceful street in the prestigious community of Hamptons, this elegant 2-storey home offers a functional and inviting layout perfect for families or professionals alike. Step inside to discover rich espresso-stained hardwood floors flowing throughout most of the main level and the upper bedrooms, creating a warm and cohesive atmosphere. The main floor features a formal living and dining room, a cozy family room with a fireplace, and expansive west-facing windows that fill the space with natural light while framing serene views of the lush, private backyard. The bright, well-appointed kitchen opens onto an impressively large, maintenance-free deck – ideal for summer lounging or entertaining with its sunny west exposure. A flexible main floor bedroom can easily double as a home office or den, offering convenience and versatility. Upstairs, retreat to the spacious primary suite complete with a generous walk-in closet and a spa-inspired ensuite. Two additional bedrooms and a full bath provide comfortable accommodations for family or guests. The fully finished basement adds valuable living space with a large bedroom, full bathroom, and a welcoming family room – perfect for movie nights or extended stays. Additional highlights include new triple-pane windows, a high-efficiency furnace, and a location that’s hard to beat – close to top-rated schools, shopping, parks, and Hamptons’ fantastic community amenities. Don’t miss your chance to own this exceptional home in one of Calgary’s most sought-after neighbourhoods!