

26 Hamptons Grove NW  
Calgary, Alberta

MLS # A2223188

\$875,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Hamptons   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 2,235 sq.ft.   | Age:   | 1992 (33 yrs old) |
| Beds:     | 3  | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                   |        |                   |
| Lot Size: | 0.11 Acre  |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Lawn, No Neighbours Behind |        |                   |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | High Efficiency, Natural Gas                        | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                     | Condo Fee: | -    |
| Basement:   | Finished, Full                                      | LLD:       | -    |
| Exterior:   | Stucco  | Zoning:    | R-C1 |
| Foundation: | Poured Concrete                                     | Utilities: | -    |
| Features:   | Bar, No Animal Home, No Smoking Home, Vinyl Windows |            |      |

Inclusions: none

With over 3,400 sq/ft of developed living space and over 1,330 sq/ft on the main, this ideally located on a quiet street & backing onto a small park, has much to offer. Current owner has many investments, replaced poly B in the entire house (2025), replaced many windows, installed high efficiency furnace (2019), and replaced roof. Tile & hardwood flooring throughout the main & upper levels, gives a rich feeling. The main floor features a front living room, formal dining area, spacious family room with vaulted ceilings, fireplace & built-in bookshelves, den with french door & kitchen with white classic cabinetry, granite counters, island & stainless steel appliances. A spiral staircase leads to the 2nd floor which has three good-size bedrooms, including the master suite with walk-in closet & ensuite with relaxing jetted tub & separate shower. The basement has been finished with a large rec/games room with wet bar & 2nd fireplace, bathroom & 4th bedroom. There is lots of room for the kids to play in the backyard & even more space in the park behind. Call your favourite realtor now before it is sold.