

**232 Hampshire Place NW  
Calgary, Alberta**

**MLS # A2292276**



**\$919,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Closet Organizers, See Remarks		

**Inclusions:** none

**\*\*Open house March 28 1pm-3pm, March 29 noon-3pm\*\*** Welcome to 232 Hampshire Place NW, a stunning walkout bungalow nestled on an enormous pie-shaped lot in a quiet cul-de-sac in the highly sought-after, upscale community of The Hamptons. This is a true gem for anyone seeking a spacious, elegant home in one of Calgary's most desirable neighborhoods. Boasting over 3,300 sq ft of fully developed space, this exceptional residence features more than 1,790 sq ft on the main level plus a fully finished walkout basement (over 1,600 sq ft). The impressive curb appeal is matched only by the interior's soaring vaulted ceilings, rich hardwood floors, and a welcoming sunken living room—perfect for relaxing or entertaining guests. The main floor offers three generous bedrooms, including a luxurious primary bedroom with a walk-in closet and full ensuite bathroom, as well as two additional bedrooms and a second full bathroom. The spacious, classy dining room is ideal for special occasions, while the well-appointed kitchen boasts ample cabinetry, expansive counter space, an island, and an eating bar for casual meals. Step outside to your private, maturely landscaped backyard oasis, providing plenty of privacy and a generous huge deck (370 sq feet) for outdoor enjoyment. The walkout basement is an entertainer's dream with a large family room, a cozy brick fireplace, a wet bar, two more bedrooms, a full bathroom, laundry area, and abundant storage space. This rare bungalow also features an oversized double attached garage and is priced under \$950k—a unique find for the neighborhood. The Hamptons is renowned for its proximity to the golf course, top-rated schools, shopping, parks, and pathways. Don't miss your chance to own this remarkable home in a fantastic community at an incredible

price! This home has HUGE potential and is perfect for a buyer looking to live in a fantastic neighborhood, great location, with bungalow living~