

# \$865,900 - 159 Hampshire Grove Nw, Calgary

MLS® #A2227254

**\$865,900**

3 Bedroom, 4.00 Bathroom, 2,163 sqft

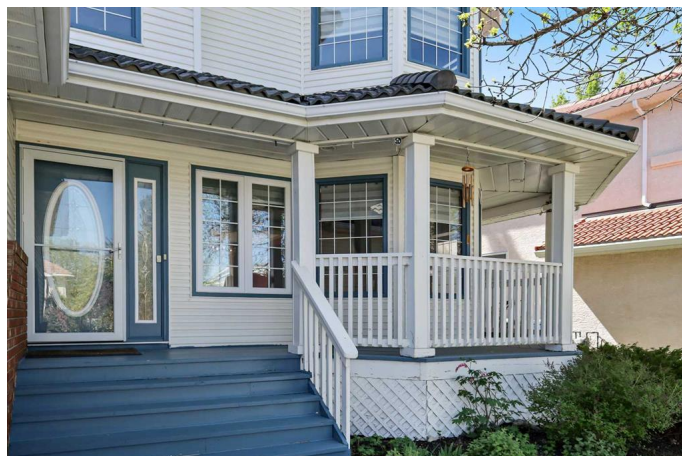
Residential on 0.13 Acres

Hamptons, Calgary, Alberta

OPEN HOUSE ON SATURDAY JUNE 7TH 2-4PM! A RARE GEM IN PRESTIGAE HAMPSTONS GOLF COMMUNITY! Tucked away in a quiet cul-de-sac in the highly sought-after Hamptons, this traditionally elegant home offers over 3,000 sq ft of beautifully developed living space designed for comfort and entertaining. From the inviting front porch, step into a soaring two-storey foyer that immediately impresses. To the right, the living and dining rooms connect seamlessly, ideal for formal gatherings. The kitchen features stainless steel appliances, a breakfast bar, and a pantry for ample storage. It flows effortlessly into a sunny breakfast nook and the spacious family room, complete with custom-built wall units, a cozy fireplace as the focal point, and large windows that flood the space with natural light â€” creating a warm and airy atmosphere perfect for everyday living. A convenient half bath and a laundry room with a sink add to the functionality of the main level.

Upstairs, a versatile open loft area can be used as a home office, reading corner, or hobby room. One side of the upper floor is the spacious primary bedroom retreat, which includes a sitting area, a 4-piece ensuite with a jetted tub, separate shower, and a walk-in closet. Two additional well-sized bedrooms complete this level.

The bright southeast-facing basement features large windows and ample space for a home gym, ping pong area, or recreation room. A



den and a full bathroom provide added flexibility.

Step outside to a beautifully landscaped and fenced backyard, where youâ€™ll enjoy morning coffee or evening BBQs on the large deck, complete with a gas line hookup for your grill.

Notable updates in the past 10 years include:

â€¢ Life long tile roof (2015)

â€¢ Garage door (2017)

â€¢ Several new windows (2020)

â€¢ New stove (2025)

Designated to TOP-RANKED SCHOOLS

including Tom Baines, Sir Winston Churchill, Saint Francis Catholics School. Enjoy a quick jog to the nearby green spaces and pathways, and walking distance to the shopping plaza featuring Superstore, Starbucks, restaurants, and more. Close to Costco, and with easy access to Stoney Trail, this home checks every box. Donâ€™t miss this exceptional opportunity!

Built in 1993

## Essential Information

MLS® #	A2227254
Price	\$865,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,163
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	159 Hampshire Grove Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5B3

### **Amenities**

Amenities	Golf Course
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped, Treed
Roof	Tile
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

CIR Realty

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