# \$949,900 - 244 Hampshire Place Nw, Calgary

MLS® #A2200760

## \$949,900

4 Bedroom, 4.00 Bathroom, 2,238 sqft Residential on 0.15 Acres

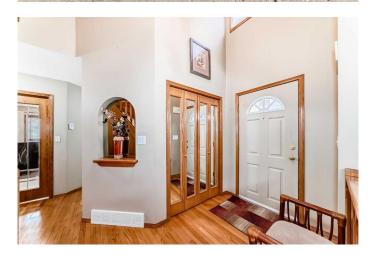
Hamptons, Calgary, Alberta

OPEN HOUSE ON MARCH 30,2025 FROM 2-4 PM! WELCOME! Nestled in the sought-after Hamptons Golf course community, this stunning two-storey home with a walk out basement is located on a peaceful cul-de-sac, offering both privacy and convenience. It offers a total of about 3300 sq. ft approx. of living area including a w/o basement in addition to 4 bedrooms, 3.5 washrooms a den den and living spaces. As you enter, you are greeted by a grand fover leading into a formal living and dining area with vaulted, sloped ceilings. To your right, a spacious den provides the perfect home office space, while a conveniently located half-bath and mudroom with a washer, dryer, sink, and built-in shelving enhance functionality. The kitchen features elegant granite countertops, a large granite island, and stainless steel appliances, including a gas stove with a matching hood fan, a dishwasher ,microwave & a refrigerator. A generous pantry and a kitchen sink overlooking the window add to its charm. Adjacent to the kitchen, the bright breakfast nook opens into a sunken family room with custom-built wall units. Hardwood flooring flows through the kitchen and main walkways, enhancing the home's warmth and elegance. The nook also leads to a sunny deck with stairs down to the beautifully landscaped backyard with a sprinkler system. The deck has a barbecue hook up for summer barbecue and entertainment.

A stunning spiral staircase with vaulted







ceilings at the entrance takes you to the upper level, where you'II find a spacious master suite with a walk-in closet and a luxurious ensuite featuring a Jacuzzi tub, and stand-up shower Two additional bedrooms, both with walk-in closets, share a newly updated 4-piece bathroom with a modern tub, wall tiles, and a linen closet for extra storage.

The professionally developed walk-out basement adds versatility with a fourth bedroom, a full bathroom, and a large recreation room. A generous storage area and two furnaces ensure comfort and convenience, while a rough-in for a wet bar offers potential for future customization. The backyard is lined with mature trees, providing privacy and a serene outdoor space with a garden shed for storage.

Additional highlights include a drywalled, insulated, and painted garage, a durable tiled roof, and newer windows on the upper level, installed by the current owner. It is close to many amenities like schools (WINSTON CHURCHIL SENIOR HIGH), major bus routes, shopping centres like Superstore, Costco and a golf course. This home is a rare find in The Hamptons—don't miss out on this incredible opportunity!

#### Built in 1991

#### **Essential Information**

MLS®#	A2200760
Price	\$949,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,238

Acres 0.15

Year Built 1991

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 244 Hampshire Place Nw

Subdivision Hamptons
City Calgary
County Calgary
Province Alberta
Postal Code T3A4Y7

## **Amenities**

Amenities Colf Course

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Insulated, See Remarks

# of Garages 2

## Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, French Door, Granite

Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance,

Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Gas Oven, Gas Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer

Heating Central, Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas, Glass Doors

Has Basement Yes

Basement Full, Walk-Out

### **Exterior**

Exterior Features Barbecue, BBQ gas line, Garden, Private Entrance, Private Yard,

Storage

Lot Description Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot,

Private, Underground Sprinklers

Roof Clay Tile

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 22nd, 2025

Days on Market 19

Zoning R-1

HOA Fees 210

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.