

\$1,249,900 - 176 Hampshire Grove Nw, Calgary

MLS® #A2198930

\$1,249,900

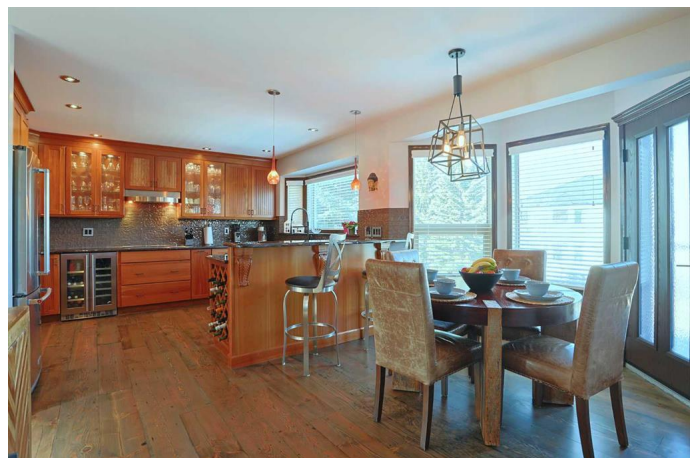
4 Bedroom, 4.00 Bathroom, 2,622 sqft

Residential on 0.20 Acres

Hamptons, Calgary, Alberta

There's nothing quite like that feeling of finding the home of your dreams & now you will know that feeling when you step through the doors of this incredible custom home!

Nestled on this wonderful pie-shaped lot in the exclusive golf course community of the Hamptons, this amazing two storey walkout enjoys 4 bedrooms & 3.5 baths, antique pine floors, stylish cherrywood kitchen with stainless steel appliances & rare 4 car garage! Offering over 3700sqft of refined estate living, the main floor of this fully finished home features South-facing living room with vaulted ceilings & arched window, elegant open concept formal dining room with alcove for your china cabinet & stunning family room with soaring vaulted ceilings, built-in bookcases & brick wood-burning fireplace. The beautiful gourmet kitchen has sleek granite counters & full-height cabinets, built-in wine rack, pantry with barn door & the upgraded appliances include Miele induction cooktop, convection oven & dishwasher. Upstairs on the air-conditioned 2nd floor are 3 lovely bedrooms & 2 full baths; the owners' retreat is your private sanctuary & comes complete with a big walk-in closet, sitting area with bay window & gorgeous ensuite with skylight & quartz-topped double vanities, MAAX soaker tub & glass shower. The walkout level is beautifully finished with rec room with fireplace & built-in ceiling speakers, an office/home gym with French doors, 4th bedroom & bathroom with steam shower, plus



another office/guest bedroom & storage room. Extensively renovated in 2023, additional bonus features & extras include Hunter Douglas blinds & plantation shutters, completely refinished 4 car garage with epoxy floors & wall-slat system, Kohler bathroom toilets, main floor laundry room with quartz counters & farmhouse sink, roughed-in central vacuum system, upgraded lighting, underground sprinkler system, clay tile roof, backyard water feature, aggregate driveway & the majority (@ 90%) of the polyB piping has been replaced with PEX. Siding & backing onto a walking path leading to the winding 5.55 hectare environmental reserve overlooking the golf course, your next home is perfectly located within walking distance to bus stops & Hamptons Park tennis courts, mere minutes to the Hamptons School & golf course clubhouse, shopping at the Edgemont Superstore & Hamptons Co-op, & quick easy access to area retail centers, University of Calgary & Foothills Medical Centre, LRT & downtown. Welcome home!

Built in 1992

Essential Information

MLS® #	A2198930
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,622
Acres	0.20
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	176 Hampshire Grove Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5B3

Amenities

Amenities	Park
Parking Spaces	7
Parking	Oversized, Garage Faces Front, Quad or More Attached, Tandem
# of Garages	4

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Steam Room
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Window Coverings, Induction Cooktop, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Wood Burning, Brick Facing, Gas Starter, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Greenbelt, Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 10th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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