

# \$789,000 - 307 Hamptons Mews Nw, Calgary

MLS® #A2216941

**\$789,000**

5 Bedroom, 4.00 Bathroom, 2,091 sqft  
Residential on 0.01 Acres

Hamptons, Calgary, Alberta

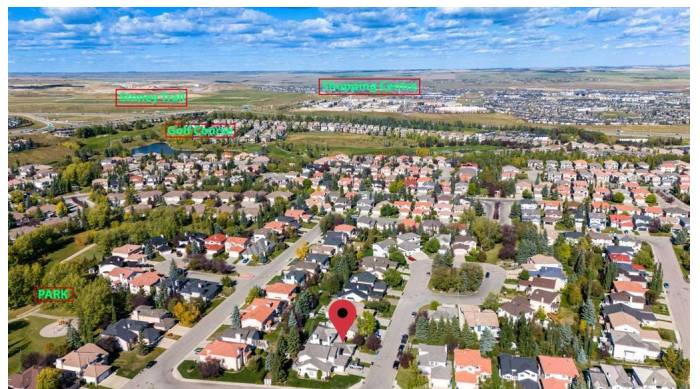
Welcome to 307 Hamptons Mews! A beautiful home tucked away on a peaceful street in the prestigious community of Hamptons, this elegant 2-storey home offers a functional and inviting layout perfect for families or professionals alike. Step inside to discover rich espresso-stained hardwood floors flowing throughout most of the main level and the upper bedrooms, creating a warm and cohesive atmosphere.

The main floor features a formal living and dining room, a cozy family room with a fireplace, and expansive west-facing windows that fill the space with natural light while framing serene views of the lush, private backyard. The bright, well-appointed kitchen opens onto an impressively large, maintenance-free deck – ideal for summer lounging or entertaining with its sunny west exposure.

A flexible main floor bedroom can easily double as a home office or den, offering convenience and versatility.

Upstairs, retreat to the spacious primary suite complete with a generous walk-in closet and a spa-inspired ensuite. Two additional bedrooms and a full bath provide comfortable accommodations for family or guests.

The fully finished basement adds valuable living space with a large bedroom, full



bathroom, and a welcoming family room – perfect for movie nights or extended stays.

Additional highlights include new triple-pane windows, a high-efficiency furnace, and a location that’s hard to beat – close to top-rated schools, shopping, parks, and Hamptons' fantastic community amenities.

Don’t miss your chance to own this exceptional home in one of Calgary’s most sought-after neighbourhoods!

Built in 1992

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216941    |
| Price          | \$789,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,091       |
| Acres          | 0.01        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 307 Hamptons Mews Nw |
| Subdivision | Hamptons             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 5B2              |

**Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Park, Playground, Racquet Courts |
|-----------|----------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Vinyl Windows, Laminate Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Yard   |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Street Lighting |
| Roof              | Cedar Shake  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 112           |
| Zoning         | R-CG          |
| HOA Fees       | 210           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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