

# \$919,900 - 109 Hamptons Grove Nw, Calgary

MLS® #A2226480

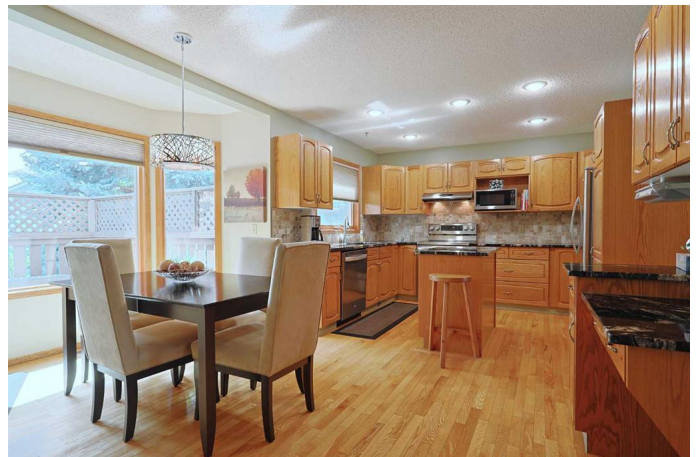
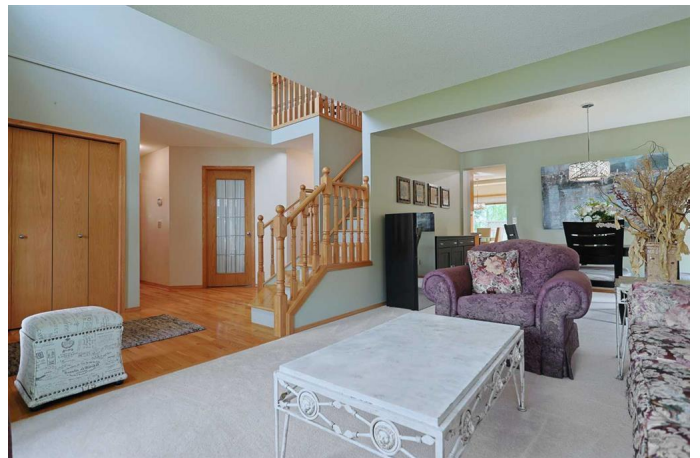
**\$919,900**

4 Bedroom, 4.00 Bathroom, 2,337 sqft

Residential on 0.13 Acres

Hamptons, Calgary, Alberta

If you are looking for the perfect home to raise your family in, then youâ€™ve found it here in this lovingly maintained two storey on this quiet crescent in the Hamptons in Calgaryâ€™s great Northwest! Original owners of this warm & inviting home, offering gleaming hardwood floors & a total of 4 bedrooms + den, oak kitchen with granite countertops, central air & sunny South backyard with winding gardens & mature trees. Wonderful traditional floorplan featuring sunny living room with bay window, open concept formal dining room, cozy family room with brick-facing gas fireplace complemented by built-in bookcases & South-facing dining nook with access onto the backyard deck. The updated oak kitchen has loads of cabinet space & phone desk, granite counters & glistening stainless steel appliances including LG stove/convection oven & KitchenAid fridge. A total of 3 great-sized bedrooms on the upper level highlighted by the ownersâ€™ retreat with lounge, walk-in closet & jetted tub ensuite with bay window, tile floors & separate shower. The professionally finished lower level has a 4th bedroom & bathroom with steam shower, hobby/craft room, loads of space for storage & rec room area with fireplace. Main floor also has a dedicated home office with French door & laundry with granite counters & sink, built-in cabinets & Maytag washer/dryer. Additional features include Hunter Douglas blinds, clay tile roof, central vacuum system, 2 storage sheds (on concrete pads), 2 hot water tanks,



high-efficiency furnace, triple-pane LUX windows, built-in shelving & workbench in the oversized garage plus retractable awning & gas BBQ line on the deck in the beautifully landscaped South backyard. Move-in ready & in tip-top mint condition, this truly fantastic home is walking distance to the Hamptons Park tennis courts & playground, bus stops & Hamptons School, & quick easy access to the Edgemont Superstore & Hamptons Co-op, highly-rated schools, major retail centres, University of Calgary, hospitals & downtown.

Built in 1992

### **Essential Information**

MLS® #	A2226480
Price	\$919,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,337
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	109 Hamptons Grove Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5B2

### **Amenities**

Amenities	Park
-----------	------

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Jetted Tub, Kitchen Island, Storage, Sump Pump(s), Walk-In Closet(s), Steam Room
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Tile, Brick Facing, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage, Awning(s)
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Garden
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.