

300 Hampstead Road NW  
Calgary, Alberta

MLS # A2292670



## \$979,900

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,154 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Pool table, Storage shed

Offering ~3,200 sq. ft. of developed living space in a well-established NW Calgary community Hamptons. This meticulously maintained move-in-ready home sits on a premium corner lot with newly painted stucco siding and recently upgraded triple-glaze windows with 25-year warranty. The main floor features open-to-above ceilings, large windows for natural light, and an open-concept layout. The kitchen includes granite countertops, raised eating bar, and walk-in pantry, and connects to the formal dining room, breakfast nook, and living room with fireplace. Upstairs offers a primary bedroom with walk-in closet and 4-piece ensuite with jetted corner tub, plus two additional bedrooms and a full bathroom. The fully developed walk-out basement features a large family room with second fireplace, ceramic tile flooring, and two additional rooms suitable for guests or office use. A full-sized 8-ft rich cherry wood pool table is included. Outdoor space includes a maintenance-free upper deck with glass railings and gorgeous views, plus a lower patio with built-in wood pergola and lattice trellis, designed for outdoor seating and BBQs. The home is close to schools, parks, golf, shopping, and major routes.