

**232 Hampshire Place NW
Calgary, Alberta**

MLS # A2165738



\$999,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,817 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All furniture is negotiable

Welcome to your dream bungalow in the prestigious Hamptons! This rare find offers over 3300 SQ FT. of fully developed beautifully designed living space, boasting 3 bedrooms on the main floor, plus 2 additional bedrooms in the basement, an exceptional feature for bungalows in this area. Step into the heart of the home, where VAULTED ceilings and rich hardwood floors create an inviting atmosphere, complemented by a cozy sunken living room perfect for relaxation or hosting. Adjacent to the living room is a spacious dining area that flows seamlessly into the kitchen, offering plenty of cabinet and counter space, an island, and a convenient eating bar. Just beyond, the breakfast nook is surrounded by windows, offering serene views of your private, maturely landscaped backyard, a true retreat with ample privacy and a generous deck for outdoor enjoyment. The master suite on the main floor is a peaceful sanctuary with a walk-in closet and full ensuite, while two generous additional bedrooms and a full bathroom complete the main level. A beautiful wood panelled curved staircase leads you to the WALKOUT basement, where you'll find 2 more bedrooms, a large family room featuring a cozy corner brick fireplace, a wet bar for entertaining, a full bathroom, laundry, and plenty of storage space. Situated on a quiet PIE - SHAPED lot with SW back exposure in a CUL-DE-SAC, this home is the epitome of prime location. The OVERSIZED garage can accommodate a car lift with its special oversized door and side control opener, perfect for car enthusiasts. You'll be moments away from the Hamptons Golf Course, top rated schools, neighbourhood shopping, and beautiful walking paths and parks. With easy access to the University of Calgary, Crowfoot Centre, LRT, hospitals, and downtown, everything you need is close by. Plus, the home's AC ensures comfort

year-round, and a brand-new hot water tank adds to its appeal. This is a home filled with possibilities—don't miss out on making it your own!