295 Hamptons Drive NW
Calgary, Alberta

MLS # A2172413

$888,888

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	**Age:**	1998 (26 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Central, Fireplace(s)	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Wood	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions:	N/A

Open house: 2 – 4 PM on Saturday, Oct 19 Welcome to this beautiful home in one of the most desirable neighborhoods. This elegant property features a walkout basement with a bedroom, offering versatile options for extra living space or potential rental income. The main floor impresses with an open-concept layout and soaring high ceilings in both the front entrance and living room, creating a bright and spacious atmosphere. A highlight of the home is the upgraded aluminum railing paired with a stunning spiral staircase, elegantly leading you upstairs. The master suite boasts a spacious walk-in closet and an ensuite with a soaking tub and separate shower. Situated on a corner lot, this home enjoys extra sunlight and added privacy, while only requires shoveling of one sidewalk. Located near parks, playgrounds, and a shopping center, it offers a perfect balance of convenience and tranquility. With easy access to Stoney Trail, Shaganappi Trail, and Sarcee Trail, commuting is a breeze. The Hamptons area provides access to some of Calgary’s top schools, including Captain John Palliser School (Montessori K-6), Tom Baines School (6-9), and Sir Winston Churchill High School with IB programs (10-12). This property presents outstanding value, whether as an investment or a family home—don’t miss your chance to make it yours!