

# \$1,150,000 - 91 Hampshire Close Nw, Calgary

MLS® #A2217253

**\$1,150,000**

5 Bedroom, 5.00 Bathroom, 2,700 sqft

Residential on 0.32 Acres

Hamptons, Calgary, Alberta

This is the one you have been waiting for. One of the biggest houses on one of the biggest lots in the Hamptons. Over 3800 total sq ft sitting on an over 1209 sq m pie lot. This original owner large family home has been lovingly maintained and upgraded over the years. The main floor boasts soaring vaulted ceilings in the living room, a large home office with 12 foot high ceilings, a large cozy family room with a wood burning fireplace surrounded on each side with Builtin oak shelving units. Off the family is a huge formal dining room with big windows & loads of room for any sized table and hutch. The kitchen has an eat in dining space as well. There are plenty of oak cabinetry & loads of counter space as well as a corner pantry and a double SS sink with a window overlooking the back garden. There is a centre island with builtin countertop range and extra storage underneath. There are newer double builtin ovens. An oversized newer SS fridge & dishwasher. The kitchen is flooded with natural light as the windows in this home are plentiful & oversized. Off the kitchen you can walkout to your huge deck with newer glass railings & low maintenance duradeck. There are stairs down to the backyard as well. The back yard is a must to see. It is huge and it is private. It has a stone aggregate patio, garden boxes, trees and bushes and shrubs~ so very private. Upstairs is made for the large family. There are 4 large bedrooms upstairs. The Primary is massive with its own walkin closet &



large 5 pce ensuite with a deep jetted tub, stand up shower, private water closet and dual vanity. The spiral staircase will take you down to the walkout level which has one of the most wide open rec rooms you will ever see. It has enough space for any home entertainment systems & furniture. There will be room left over for your pool table or games area plus a library and craft space too. There is a 5th bdrm and another full 3 pce bathroom as well. Plenty of storage too as there is a good sized cold room and plenty of space left over in the utility room for storage. There are two newer high efficient furnaces plus a large hot water tank. You will also notice the builtin vacuflow system & the underground sprinkler system controls here too. The double attached garage is oversized, insulated and has plenty of space for extra shelving and a work bench. Great location~ easy drive to Country Hills Bo, Crowfoot Centre, LRT, downtown and The Hamptons Golf course!!

Built in 1989

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217253    |
| Price          | \$1,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,700       |
| Acres          | 0.32        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 91 Hampshire Close Nw |
| Subdivision | Hamptons              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 4X9               |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities                                                                |
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Oversized |
| # of Garages   | 2                                                                                    |

### **Interior**

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Bookcases, Central Vacuum |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings, Humidifier                                                                                     |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                                      |
| Fireplaces        | Family Room, Mantle, Wood Burning, Basement, Bath, Gas Starter, Stone                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                               |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                    |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Private |
| Roof              | Wood                                                                                      |
| Construction      | Stucco                                                                                    |
| Foundation        | Poured Concrete                                                                           |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 13            |

|                |      |
|----------------|------|
| Zoning         | R-CG |
| HOA Fees       | 210  |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office            Royal LePage Benchmark

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