



THE
A-TEAM

**RE/MAX
FIRST**

176 HAMPSHIRE Grove, Calgary T3A 5B3

MLS®#: **A2198930** Area: **Hamptons** Listing Date: **03/10/25** List Price: **\$1,249,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **8,837 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,622**
 Low Sqft:
 Ttl Sqft: **2,622**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Garden,Greenbelt,Landscaped,No Neighbours Behind,Pie Shaped Lot,Underground Sprinklers,Views**
 Park Feat: **Garage Faces Front,Oversized,Quad or More Attached,Tandem**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Steam Room,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Bathroom	Basement	
Living Room	Main	14`7" x 10`3"
Kitchen	Main	13`0" x 10`7"
Family Room	Main	22`11" x 17`5"
Bedroom	Upper	14`6" x 12`11"

Room	Level	Dimensions
4pc Bathroom	Upper	
5pc Ensuite bath	Upper	
Dining Room	Main	12`11" x 12`0"
Nook	Main	14`0" x 10`0"
Bedroom - Primary	Upper	22`5" x 19`10"
Bedroom	Upper	12`7" x 11`5"

Game Room
Bedroom
Storage

Basement
Basement
Basement

20`4" x 17`2"
14`11" x 9`10"
15`5" x 12`10"

Office
Office
Laundry
Legal/Tax/Financial

Basement
Basement
Main

18`0" x 9`6"
12`0" x 11`8"
10`9" x 5`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9111768

Remarks

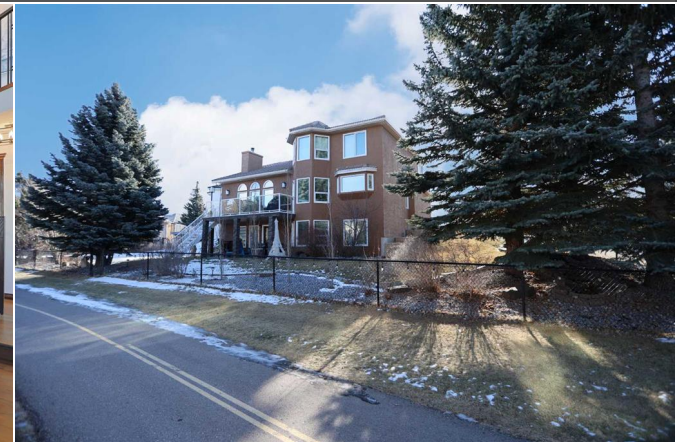
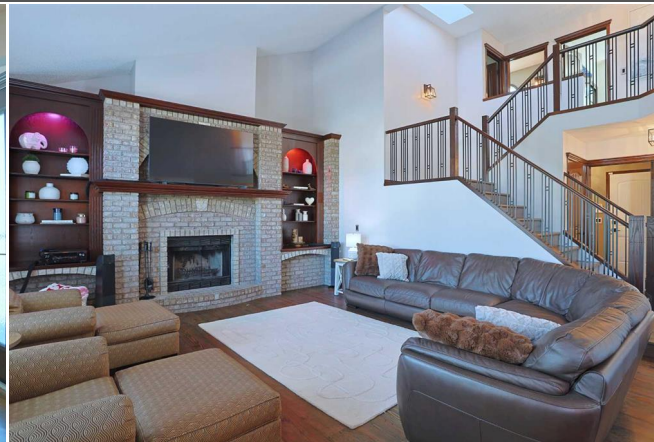
Pub Rmks:

There's nothing quite like that feeling of finding the home of your dreams & now you will know that feeling when you step through the doors of this incredible custom home! Nestled on this wonderful pie-shaped lot in the exclusive golf course community of the Hamptons, this amazing two storey walkout enjoys 4 bedrooms & 3.5 baths, antique pine floors, stylish cherrywood kitchen with stainless steel appliances & rare 4 car garage! Offering over 3700sqft of refined estate living, the main floor of this fully finished home features South-facing living room with vaulted ceilings & archtop window, elegant open concept formal dining room with alcove for your china cabinet & stunning family room with soaring vaulted ceilings, built-in bookcases & brick wood-burning fireplace. The beautiful gourmet kitchen has sleek granite counters & full-height cabinets, built-in wine rack, pantry with barn door & the upgraded appliances include Miele induction cooktop, convection oven & dishwasher. Upstairs on the air-conditioned 2nd floor are 3 lovely bedrooms & 2 full baths; the owners' retreat is your private sanctuary & comes complete with a big walk-in closet, sitting area with bay window & gorgeous ensuite with skylight & quartz-topped double vanities, MAAX soaker tub & glass shower. The walkout level is beautifully finished with rec room with fireplace & built-in ceiling speakers, an office/home gym with French doors, 4th bedroom & bathroom with steam shower, plus another office/guest bedroom & storage room. Extensively renovated in 2023, additional bonus features & extras include Hunter Douglas blinds & plantation shutters, completely refinished 4 car garage with epoxy floors & wall-slat system, Kohler bathroom toilets, main floor laundry room with quartz counters & farmhouse sink, roughed-in central vacuum system, upgraded lighting, underground sprinkler system, clay tile roof, backyard water feature, aggregate driveway & the majority (@ 90%) of the polyB piping has been replaced with PEX. Siding & backing onto a walking path leading to the winding 5.55 hectare environmental reserve overlooking the golf course, your next home is perfectly located within walking distance to bus stops & Hamptons Park tennis courts, mere minutes to the Hamptons School & golf course clubhouse, shopping at the Edgemont Superstore & Hamptons Co-op, & quick easy access to area retail centers, University of Calgary & Foothills Medical Centre, LRT & downtown. Welcome home!

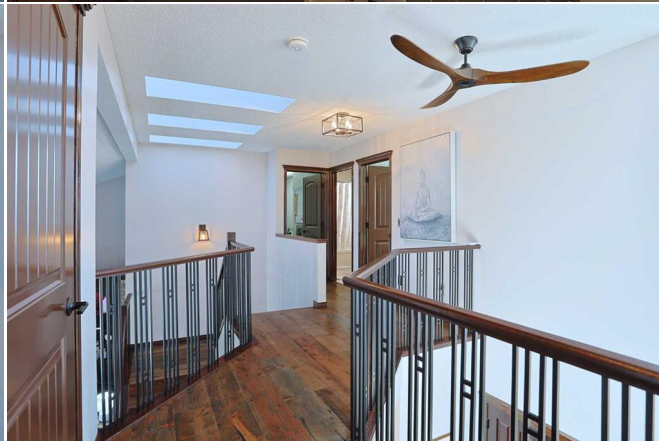
Inclusions:
Property Listed By:

Alarm system hardware, wall slats & workbench in garage. NOTE: no remote controls for garage door openers.
Royal LePage Benchmark

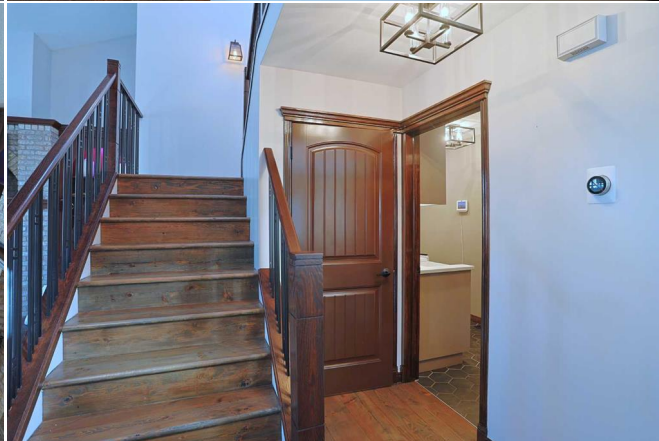
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

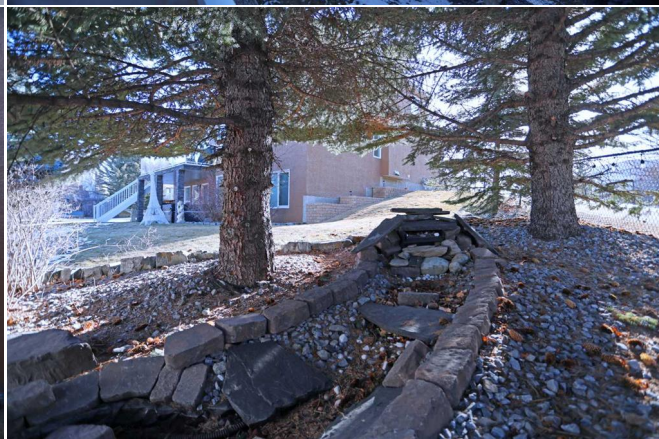












176 Hampshire Grove NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2622.51 sq ft



Main Floor
Exterior Area 1428.54 sq ft

2nd Floor
Exterior Area 1193.96 sq ft

Basement (Below Grade)
Exterior Area 1000.01 sq ft



While square areas are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2023/05/04

