

**189 Hamptons Grove NW
Calgary, Alberta**

MLS # A2190111



\$929,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Discover timeless elegance in this Hamptons gem, featuring over 3,300 sq ft of total living space, a Tile roof, and a pie-shaped lot with a walk-out basement, and meticulously maintained 3+1 bedroom, 3.5 bathroom home. Upon walking in, you are welcomed by the 17' ceiling foyer and a nice Spiral Staircase. South-facing Living room and formal Dining room with a vaulted ceiling and gleaming Hardwood floor. Gourmet Kitchen with granite countertops and island, a gas cooktop, a built-in Oven. The breakfast nook provides access to the deck, which includes a staircase leading to the backyard. The Family room offers a cozy retreat with built-in bookcases and wood burning fireplace. The main floor Den is ideal for a home office. The laundry room and half bath finish the main level. The Primary Bedroom is a luxurious escape featuring a 5-piece ensuite with a jetted tub, double vanity, and a walk-in closet with built-in organizers. There are two additional generous sized bedrooms, one with cheated door access to a 4-piece bathroom, complete the upper level. The finished walk-out basement offers a spacious Recreation room with a wet bar and wood-burning fireplace that is perfect for family gathering. The 4th bedroom and a full bathroom are great for growing family or out of town guests. The fully landscaped and fenced pie shaped backyard with mature trees are rare to find in the City. This Hamptons location is one of the highly sought after neighbourhood to raise your family. Close to school, shopping and major routes. Don't miss this.