

**180 Hampstead Way NW**  
**Calgary, Alberta**

**MLS # A2222186**



**\$975,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,411 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rec		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Vacuum system and attachments are AS IS

Welcome to the Timeless Classic built by Janssen Homes, in the Heart of the Hamptons. Step into this magnificent and meticulously maintained home by its original owners, the pride of ownership shines through. The Hampton's is one of Calgary's most desirable communities. With over 3,500 sq ft of beautifully developed living space, this warm and welcoming two-storey offers a perfect blend of classic design, modern functionality, and unmatched location — ideal for families, entertainers, and those who value quality craftsmanship. From the moment you arrive, the home's stucco exterior, tile roof, and pristine curb appeal reflect a timeless elegance. Inside, you're greeted by an abundance of natural light, soaring ceilings in the foyer, and a thoughtful layout that balances open-concept living with defined, comfortable spaces. The main level features tile flooring and plush carpet, a bright family room with a gas fireplace and custom built-ins, a formal dining room, sunny kitchen nook, and a well-equipped kitchen with ample cabinetry, large windows and granite countertops. A main floor office, mudroom with laundry, and a convenient powder room round out this level with purpose and style. Upstairs, you'll find four spacious bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite featuring a jetted soaker tub and separate shower. A second full bathroom ensures comfort for the whole family. The walk-up basement offers a fantastic opportunity for multigenerational living or extended guest stays. With a separate entrance, fifth bedroom, 4-piece bathroom, kitchenette, exercise room, and cozy living area with an electric fireplace, this space is both flexible and functional. Step outside to your private, professionally landscaped backyard oasis. Enjoy the beauty of perennials, mature trees, raised

garden beds, and underground sprinklers. Relax or entertain on the upper dura deck or the exposed aggregate patio below &mdash; every outdoor space has been carefully designed for comfort and enjoyment. But what truly sets this home apart aside from the earlier mentioned, is its incredible location. The Hamptons is one of Calgary&rsquo;s premier northwest communities, known for its golf course, scenic walking paths, immaculate landscaping, and strong sense of community. Just minutes from this home, you&rsquo;ll find the Hamptons Outdoor Athletic Park &mdash; a hub of activity featuring soccer fields, tennis and basketball courts, hockey rinks, leisure skating path in the winter, and playgrounds. Whether you&rsquo;re a weekend warrior, a young family, or someone who loves the outdoors, there&rsquo;s something for everyone to enjoy. The Hamptons has a K-5 top-rated school, and top rated designated schools your children can be sent to , nearby shopping, and easy access to major routes, 180 Hampstead Way NW offers not just a home &mdash; but a lifestyle. Don&rsquo;t miss your opportunity to live in this extraordinary property in one of Calgary&rsquo;s most beautiful and established neighbourhood's.