

184 Hampshire Circle NW
Calgary, Alberta

MLS # A2229087



\$800,000

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| Division: | Hamptons | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,560 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Private | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to your dream bungalow in the prestigious community of the Hamptons! This expansive 1,559 sq. ft. bungalow offers a perfect blend of comfort, functionality, and timeless style. As you step inside, you'll immediately notice the impressive vaulted ceilings with skylights that flood the main floor with natural light. Just off the entryway, a formal dining room sits next to a bright and versatile den—ideal for a home office—enhanced by elegant double French doors. The heart of the home is the living space, where the cozy living room flows seamlessly into a well-appointed kitchen and inviting breakfast nook. From here, step outside to your private backyard oasis—perfect for morning coffee, evening relaxation, or entertaining guests. The main level features a spacious primary bedroom with vaulted ceilings, a generous walk-in closet, and a 4-piece ensuite. A second bedroom is thoughtfully positioned at the front of the home near a full 4-piece bathroom, offering great separation and privacy for guests or family. You'll also appreciate the convenience of main-floor laundry, tucked into the mudroom just off the garage. Speaking of the garage—it's oversized at 25' x 19', providing plenty of space for vehicles, storage, or even a workshop for hobbyists and enthusiasts alike. Downstairs, the fully finished basement offers incredible additional living space with two more bedrooms, a large recreation room, a full 4-piece bathroom, and ample storage throughout. The roof was replaced 10 years ago with durable clay tile, known for its longevity—giving you one less thing to worry about for decades to come. What truly sets this home apart is its unbeatable location: nestled on a desirable corner lot and just steps from not one, but two beautiful parks and green

spaces. Enjoy quick access to major roadways like Country Hills Blvd, Sarcee Trail, and Stoney Trail, and you're just a 2-minute drive from Loblaws Superstore, many dining options, and countless other amenities. This rare bungalow offers the lifestyle you've been waiting for—don't miss your chance. Call your favourite Realtor today to book a private showing!