

## 3 Hampstead Hill NW Calgary, Alberta

**MLS # A2245610**



**\$875,000**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                 |               |                   |
| <b>Size:</b>     | 2,480 sq.ft.                                             | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Insulated, Tandem, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped, Rectangular Lot, Treed           |               |                   |

|                    |                                                                                                                                                               |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Wood                                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                           |                   |      |

Located in the prestigious Hamptons, this elegant 2,480 sq ft two-storey home offers 3 bedrooms, 2.5 baths, and a rare Heated Triple Attached Garage (one tandem bay) — ideal for three vehicles or extra storage. Set on a beautifully landscaped corner lot, this stylish and functional home features hardwood flooring, 9-foot ceilings on the main level, and newly installed carpet upstairs. Step inside to a soaring 18-foot foyer and a grand spiral staircase with a skylight above. Then you'll find a bright Living Room and formal Dining Room are perfect for hosting. The large Family Room features a gas fireplace, built-in bookcases, and a cozy window bench, creating a warm and relaxation atmosphere for everyday living. The well-appointed Kitchen with a centre island, granite countertops, pantry, and ample cabinetry is complemented by a spacious Breakfast Nook with access to the rear Deck. A private Den with French doors, Half Bath and a Mudroom with Laundry and sink complete the main level. Going upstairs, there's the large Primary Bedroom offers a retreat with a private 5-piece Ensuite and a walk-in closet. This spa-like bath features a Jetted Tub, Double Vanity and a separate shower. Two additional good sized Bedrooms share a Full Bath, providing comfortable accommodation for family or guests. The full unfinished Basement offers endless possibilities for future development — whether it's a recreation room, home gym, or additional bedrooms. It also includes a bathroom rough-in, making it easy to add a full bath later. Two hot water tanks ensure convenience and comfort for larger households. Enjoy outdoor living with a generously sized, beautifully landscaped backyard featuring a paved patio, mature trees, and fruit trees that add both beauty and bounty. Whether you're relaxing under the shade or hosting summer BBQs on the

deck with a convenient gas line, this private outdoor space is perfect for family fun, gardening, or quiet retreat. This exceptional home is just minutes from the Hamptons Golf Club, parks, top-rated schools, and scenic walking paths. Don't miss your chance to make it yours—book your showing today.