

**243 Hampshire Close NW**  
**Calgary, Alberta**

**MLS # A2308341**



**\$929,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,428 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Steam Room, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully updated and meticulously maintained 2-storey home located in the prestigious golf course community of Hamptons. Situated on a quiet street, this former showhome offers over 3,500 sq.ft. of developed living space with 5 bedrooms, 3.5 bathrooms, and an excellent family-friendly layout. The grand foyer welcomes you with a stunning curved staircase, formal living room, and elegant dining area. The spacious kitchen features custom cabinetry, granite countertops, stainless steel appliances, ample storage, and a bright breakfast nook overlooking the backyard. The adjacent family room is filled with natural light and centered around a beautiful fireplace, with direct access to the large deck &mdash; perfect for entertaining. Upstairs offers 4 generous bedrooms, including an oversized primary retreat featuring bay windows and a luxurious custom ensuite complete with built-ins, a clawfoot bathtub, and a steam shower. An additional skylit 4-piece bathroom serves the upper level. The fully developed basement adds incredible flexibility with custom built-ins, an additional bedroom, a 3-piece bathroom, and a large recreation space for family enjoyment. Extensively updated throughout the years including: new Siemens dishwasher (2025), two new Lennox furnaces (2025), full Poly-B plumbing replacement (2026), freshly painted walls, updated flooring, and refreshed doors/window trims (2026), and a premium Malarkey high-end roofing system installed in 2023 known for its superior durability and Class 4 impact resistance. The home also features a whole-home water softener system installed in 2023. This move-in ready property includes an insulated double attached garage. Ideally located close to top-rated schools, shopping, parks, playgrounds, golf courses, tennis courts, and public transit. A rare opportunity to own a well-cared-for family home in one

of NW Calgary's most desirable communities. Book your private showing today!