

**3004 Hampton Crescent SW**  
**Calgary, Alberta**

**MLS # A2316531**



**\$1,299,900**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Lov		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Main Floor TV Mount, Basement TV Mount, Dining Room Mirror, Doorbell Camera, Exterior Camera's- No Contract

Tucked away on one of the most desirable streets in Rutland Park, this immaculate property perfectly pairs a functional layout with an elevated inner-southwest lifestyle. This luxury renovation was completed in 2023. Sitting on a massive 0.16-acre lot, the home was stripped to the foundation and rebuilt from the ground up. The moment you step into the front foyer, the home welcomes you with a bright, airy atmosphere, custom mudroom built-ins, and grand 9-foot ceilings. The centerpiece of the wide-open living room is a floor-to-ceiling stone-clad fireplace flanked by white oak floating shelves, lending a clean, contemporary elegance to the entire level. Designed with culinary enthusiasts and large-scale hosting in mind, the gourmet chef's kitchen is an absolute showstopper. It showcases a massive granite waterfall central island, Miele appliances throughout, including a gas cooktop with a pot filler, dual-paneled refrigerators, paneled dishwasher, wall-oven and microwave. Sleek gold hardware and designer matte-black pendant lights finish off this high-end space with a touch of modern elegance. The dining area features its own matching built-ins and overlooks the backyard, while a dedicated main-floor wine room adds a sophisticated touch for entertaining. The layout advantage here is incredibly rare, offering a total of 4 bedrooms and 5 washrooms, highlighted by two main-floor primary suites, each with its own private en-suite. The principal primary bedroom serves as a massive private sanctuary, boasting a deep walk-in closet with custom LED organization and a spa-like en-suite outfitted with a freestanding soaking tub and a glass rainfall shower. Heading downstairs, the fully finished lower-level acts as a fantastic secondary living zone. Complete with oversized windows, it features a massive recreation room, a sleek matching wet bar, a dedicated gym space, and

two additional guest bedrooms with built-in storage. Out back, you'll love the private, oversized yard with a concrete patio tailored for summer barbecues, while mature spruce and aspen trees line the property for exceptional privacy and curb appeal. Living in Rutland Park grants you quick access to downtown, Mount Royal University, schools, and shopping. This isn't just a move-in-ready house; it's a one-of-a-kind property that completely stands out from the crowd. Be sure to check out the virtual tour, then book a private viewing today—this is a move you'll be glad you made.