

**69 Hampstead Gardens NW**  
**Calgary, Alberta**

**MLS # A2317419**



**\$848,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Interior Lot, Landscaped, Level, Many Trees, No Back Lane, View		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this thoughtfully designed home that perfectly blends comfort and functionality. Set on a 43-foot-wide lot, it features a sunny southwest-facing backyard, ideal for enjoying long summer days and outdoor entertaining. The home showcases a durable metal roof and stucco exterior, offering lasting protection and great curb appeal. An oversized garage offers added convenience and extra storage. Inside, you'll appreciate the well-planned layout, including a main floor office—perfect for working from home. The spacious kitchen is equipped with granite countertops, a corner pantry, and ample cabinetry, and flows seamlessly into the living and dining areas. Upstairs, you'll find three generously sized bedrooms along with a large bonus room, ideal for family gatherings or a kids' play space. The fully developed basement adds even more living area, perfect for recreation, guests, or entertaining. Recent upgrades include central air conditioning, a furnace, a hot water tank, and a water softener, all replaced within the past 3–4 years, offering added comfort and peace of mind. Located on a quiet street close to schools, parks, golf, and amenities, this is an ideal family home in one of Calgary's most desirable communities. Just minutes from Hamptons Golf Club, Hamptons School, community parks, tennis courts, playgrounds, Nose Hill Park, shopping at Hamptons Co-op and Edgemont Superstore, and with quick access to Crowfoot Centre, LRT, the University of Calgary, and downtown. This home truly offers a combination of space, durability, and an ideal lot orientation, making it a wonderful choice for families seeking both comfort and practicality. There is no Poly-B plumbing in the home. Please contact us today to schedule a private viewing.