

**43 Hampstead Close NW**  
**Calgary, Alberta**

**MLS # A2324358**



**\$885,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,272 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tile Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Gazebo		

Exceptional Family Home with a Beautifully Landscaped South-Facing Backyard in the Prestigious Community of Hamptons! Offering 4 Bedrooms, 2.5 Bathrooms, and 2,272 sq.ft. of above-grade living space, this meticulously maintained home combines timeless elegance, thoughtful updates, and exceptional outdoor living. From the landscaped front yard to the private backyard retreat, pride of ownership is evident throughout. Step inside to an impressive 16'10" soaring Foyer highlighted by an elegant staircase that creates a grand first impression. The Living Room features a large bay window, while the spacious formal Dining Room is ideal for family gatherings and entertaining. Luxury Vinyl Plank flooring extends throughout much of the Main Level, leading into the open-concept Kitchen, Nook, and Family Room. The renovated Kitchen features tile countertops, a Centre Island with eating bar, matching tile backsplash, Stainless Steel appliances, abundant cabinetry and workspace. The Nook is surrounded by windows, including a charming bay window, and offers direct access to the rear Deck. Overlooking the backyard, the South-facing Family Room is anchored by a gas fireplace with tile surround, creating a warm and comfortable gathering space. French doors open to a versatile Den, ideal for a Home Office or study, while Central Air Conditioning provides year-round comfort. The spacious South-facing Primary Bedroom features a bay window, a large Walk-In Closet, and a beautifully renovated 4-piece Ensuite complete with a soaker tub and oversized vanity. Three additional well-proportioned Bedrooms and an updated 4-piece Bathroom provide excellent space for a growing family. The unfinished Basement features a dedicated workshop area and offers excellent potential for future development. The spectacular South-facing backyard is one of the

home's true highlights. Mature trees, established gardens, lush lawn, a spacious Deck, and a large Gazebo-covered patio create a private outdoor retreat ideal for relaxing, entertaining, and enjoying the summer months. The professionally landscaped front yard further enhances the home's outstanding curb appeal. Recent updates include Luxury Vinyl Plank Flooring (approx. 4 years), Central Air Conditioning, Furnace, and Hot Water Tank (approx. 5 years), new front and back doors, newer rubber roof, updated light fixtures throughout, and all new toilets, adding peace of mind for the next owner. Located in the highly sought-after community of Hamptons, you're close to highly rated schools, parks, playgrounds, walking paths, Hamptons Golf Club, shopping, public transit, and major routes including Stoney Trail, Shaganappi Trail, and Country Hills Boulevard. A rare opportunity to own a beautifully maintained family home in one of Northwest Calgary's most desirable communities. Book your private showing today!