



## 109 Hamptons Grove Calgary Alberta

\$919,900

If you are looking for the perfect home to raise your family in, then you've found it here in this lovingly maintained two storey on this quiet crescent in the Hamptons in Calgary's great Northwest! Original owners of this warm & inviting home, offering gleaming hardwood floors & a total of 4 bedrooms + den, oak kitchen with granite countertops, central air & sunny South backyard with winding gardens & mature trees. Wonderful traditional floorplan featuring sunny living room with bay window, open concept formal dining room, cozy family room with brick-facing gas fireplace complemented by built-in bookcases & South-facing dining nook with access onto the backyard deck. The updated oak kitchen has loads of cabinet space & phone desk, granite counters & glistening stainless steel appliances including LG stove/convection oven & KitchenAid fridge. A total of 3 great-sized bedrooms on the upper level highlighted by the owners' retreat with lounge, walk-in closet & jetted tub ensuite with bay window, tile floors & separate shower. The professionally finished lower level has a 4th bedroom & bathroom with steam shower, hobby/craft room, loads of space for storage & rec room area with fireplace. Main floor also has a dedicated home office with French door & laundry with granite counters & sink, built-in cabinets & Maytag washer/dryer. Additional features include Hunter Douglas blinds, clay tile roof, central vacuum system, 2 storage sheds (on concrete pads), 2 hot water tanks, high-efficiency furnace, triple-pane LUX windows, built-in shelving & workbench in the oversized garage plus retractable awning & gas BBQ line on the deck in the beautifully landscaped South backyard. Move-in ready & in tip-top mint condition, this truly fantastic home is walking distance to the Hamptons Park tennis courts & playground, bus stops & Hamptons School, & quick easy access to the Edgemont S...

4pc Bathroom Measurements not available  
 Recreational, Games room 26.00 Ft x 17.33 Ft  
 Bedroom 13.08 Ft x 11.83 Ft  
 Other 9.75 Ft x 8.50 Ft  
 2pc Bathroom Measurements not available  
 Living room 15.25 Ft x 11.08 Ft

Family room 15.00 Ft x 12.50 Ft  
 Den 12.25 Ft x 9.00 Ft  
 Laundry room 7.92 Ft x 7.50 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Primary Bedroom 23.17 Ft x 12.33 Ft

Listing Presented By:



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 Royal LePage Benchmark

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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

773 Glenmore rd , Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net

Dining room 13.00 Ft x 9.08 Ft

Kitchen 18.67 Ft x 12.00 Ft

Other 9.17 Ft x 5.83 Ft

Other 12.25 Ft x 9.92 Ft

Bedroom 14.25 Ft x 11.00 Ft

Bedroom 10.00 Ft x 9.08 Ft