



232 Hampshire Place Calgary Alberta

\$999,900

Welcome to your dream bungalow in the prestigious Hamptons! This rare find offers over 3300 SQ FT. of fully developed beautifully designed living space, boasting 3 bedrooms on the main floor, plus 2 additional bedrooms in the basement, an exceptional feature for bungalows in this area. Step into the heart of the home, where VAULTED ceilings and rich hardwood floors create an inviting atmosphere, complemented by a cozy sunken living room perfect for relaxation or hosting. Adjacent to the living room is a spacious dining area that flows seamlessly into the kitchen, offering plenty of cabinet and counter space, an island, and a convenient eating bar. Just beyond, the breakfast nook is surrounded by windows, offering serene views of your private, maturely landscaped backyard, a true retreat with ample privacy and a generous deck for outdoor enjoyment. The master suite on the main floor is a peaceful sanctuary with a walk-in closet and full ensuite, while two generous additional bedrooms and a full bathroom complete the main level. A beautiful wood panelled curved staircase leads you to the WALKOUT basement, where you'll find 2 more bedrooms, a large family room featuring a cozy corner brick fireplace, a wet bar for entertaining, a full bathroom, laundry, and plenty of storage space. Situated on a quiet PIE - SHAPED lot with SW back exposure in a CUL-DE-SAC, this home is the epitome of prime location. The OVERSIZED garage can accommodate a car lift with its special oversized door and side control opener, perfect for car enthusiasts. You'll be moments away from the Hamptons Golf Course, top rated schools, neighbourhood shopping, and beautiful walking paths and parks. With easy access to the University of Calgary, Crowfoot Centre, LRT, hospitals, and downtown, everything you need is close by. Plus, the home's AC ensures comfort year-round, and a brand-new hot water tank...

Media 19.50 Ft x 33.83 Ft
 Storage 2.92 Ft x 6.08 Ft
 3pc Bathroom 5.75 Ft x 10.08 Ft
 Laundry room 8.00 Ft x 10.58 Ft
 Furnace 11.75 Ft x 28.25 Ft
 Storage 10.08 Ft x 4.08 Ft

Living room 13.08 Ft x 14.00 Ft
 Kitchen 13.50 Ft x 13.33 Ft
 Dining room 10.92 Ft x 8.67 Ft
 Primary Bedroom 15.92 Ft x 15.75 Ft
 Other 9.25 Ft x 4.42 Ft
 5pc Bathroom 13.92 Ft x 12.92 Ft

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Listing Presented By:



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eXp Realty



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

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Bedroom 8.83 Ft x 10.50 Ft
Bedroom 18.83 Ft x 12.33 Ft
Foyer 5.67 Ft x 5.67 Ft
Other 5.92 Ft x 3.58 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft
Bedroom 12.33 Ft x 9.75 Ft
Bedroom 12.33 Ft x 9.92 Ft