



## 26 Hamptons Grove Calgary Alberta

\$950,000

With over 3,400 sq/ft of developed living space and over 1,330 sq/ft on the main, this ideally located on a quiet street & backing onto a small park, has much to offer. Current owner has many investments, replaced poly B in the entire house (2025), replaced many windows, installed high efficiency furnace (2019), and replaced roof. Tile & hardwood flooring throughout the main & upper levels, gives a rich feeling. The main floor features a front living room, formal dining area, spacious family room with vaulted ceilings, fireplace & built-in bookshelves, den with french door & kitchen with white classic cabinetry, granite counters, island & stainless steel appliances. A spiral staircase leads to the 2nd floor which has three good-size bedrooms, including the master suite with walk-in closet & ensuite with relaxing jetted tub & separate shower. The basement has been finished with a large rec/games room with wet bar & 2nd fireplace, bathroom & 4th bedroom. There is lots of room for the kids to play in the backyard & even more space in the park behind. Call your favourite realtor now before it is sold. (id:6769)

Primary Bedroom 13.25 Ft x 13.08 Ft

4pc Bathroom 13.00 Ft x 8.50 Ft

Bedroom 13.67 Ft x 9.17 Ft

Bedroom 10.08 Ft x 9.08 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

Bedroom 14.25 Ft x 9.08 Ft

Family room 19.58 Ft x 10.25 Ft

Recreational, Games room 27.00 Ft x 12.33 Ft

3pc Bathroom 6.83 Ft x 6.75 Ft

Living room 15.25 Ft x 10.92 Ft

Eat in kitchen 12.92 Ft x 10.00 Ft

Breakfast 13.00 Ft x 6.92 Ft

Dining room 10.92 Ft x 10.83 Ft

Family room 17.33 Ft x 14.00 Ft

Office 11.92 Ft x 8.83 Ft

2pc Bathroom 56.17 Ft x 4.92 Ft

Listing Presented By:



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(CENTRAL)**

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