



# 99 Hampshire Close Calgary Alberta

\$997,000

Welcome to the Hamptons! This meticulously maintained WALKOUT BUNGALOW features over 3,300 square feet of livable space. Custom-built by Statesman, the home was designed with light and space in mind. The full vaulted ceilings and light filled rooms give the home an open and airy feel. As you enter, the space flows to the living room and formal dining room, with a separate bonus room to the right for use as a home office or lounge. The cook's kitchen, thoughtfully designed, features cabinet/drawer combos, a pantry cupboard, spice storage and appliance garage. The Jenn Air gas cooktop, with downdraft venting, complements the Jenn Air convection wall oven (oven installed 2015) and the KitchenAid refrigerator which has a hidden water dispenser. The Miele dishwasher (installed 2010) makes clean- up a breeze! The spacious breakfast nook overlooks the back garden and has access to the upper balcony with updated deck membrane and glass railings (2009). A perfect spot for your morning coffee! The Primary is located on the main level and includes a 5-piece ensuite bathroom with jetted tub, shower, double vanity, and water closet. This room also features a large walk-in closet. The second bedroom on the main level is generously sized to fit a queen bed and located adjacent to a 3-piece bathroom. The main level includes a large laundry room/mudroom with a storage closet just off the entrance to the garage. Down the beautifully designed curved staircase, the lower-level features cozy in-floor heating throughout. Light fills the space in this fully developed WALKOUT basement. The large living area, with full wet bar, allow for ample room to entertain your family and friends. The lower level features a 4-piece bath, 2 additional bedrooms, a walk-in closet, an office area, storage and more. Use one of the bedrooms as a flex space for a craft/hobby room, gym, or music room. Walking...

Bedroom 16.50 Ft x 9.25 Ft

Bedroom 16.67 Ft x 10.75 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Recreational, Games room 20.08 Ft x 10.83 Ft

Kitchen 21.67 Ft x 12.08 Ft

Primary Bedroom 17.67 Ft x 11.50 Ft

Bedroom 11.17 Ft x 9.67 Ft

3pc Bathroom 8.25 Ft x 5.00 Ft

Dining room 12.92 Ft x 9.33 Ft

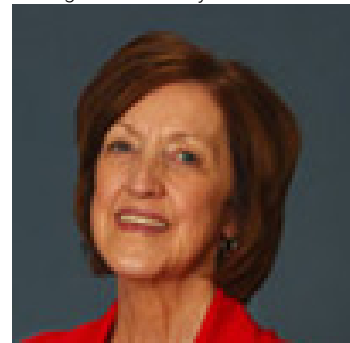
Living room 17.33 Ft x 12.58 Ft

Breakfast 9.92 Ft x 9.17 Ft

Den 13.17 Ft x 12.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://roddrick-hofrichter.c21.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

