



## 26 Hamptons Grove NW, Calgary, Alberta - \$875,000



Main Photo

### Property Description

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.



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