

307 Hamptons Mews NW
Calgary, Alberta

MLS # A2216941



\$789,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Cedar Shake

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to 307 Hamptons Mews! A beautiful home tucked away on a peaceful street in the prestigious community of Hamptons, this elegant 2-storey home offers a functional and inviting layout perfect for families or professionals alike. Step inside to discover rich espresso-stained hardwood floors flowing throughout most of the main level and the upper bedrooms, creating a warm and cohesive atmosphere. The main floor features a formal living and dining room, a cozy family room with a fireplace, and expansive west-facing windows that fill the space with natural light while framing serene views of the lush, private backyard. The bright, well-appointed kitchen opens onto an impressively large, maintenance-free deck — ideal for summer lounging or entertaining with its sunny west exposure. A flexible main floor bedroom can easily double as a home office or den, offering convenience and versatility. Upstairs, retreat to the spacious primary suite complete with a generous walk-in closet and a spa-inspired ensuite. Two additional bedrooms and a full bath provide comfortable accommodations for family or guests. The fully finished basement adds valuable living space with a large bedroom, full bathroom, and a welcoming family room — perfect for movie nights or extended stays. Additional highlights include new triple-pane windows, a high-efficiency furnace, and a location that's hard to beat — close to top-rated schools, shopping, parks, and Hamptons' fantastic community amenities. Don't miss your chance to own this exceptional home in one of Calgary's most sought-after neighbourhoods!