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131 Hamptons Grove NW
Calgary, Alberta

MLS # A2235087



\$989,000

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|------------------|--|---------------|-------------------|
| Division: | Hamptons | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 2,277 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Be | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: 55" flat screen in gym, Storage shed

This is the one you've been waiting for! This thoughtfully upgraded executive home offers over 3,300 sq. ft. of total living space on a private, landscaped lot BACKING ONTO GREEN SPACE in the prestigious community of Hamptons. Surrounded by mature trees and extensive walking paths, this residence blends timeless design, high-end finishings, and everyday comfort—ideal for families seeking space and sophistication. Step into the open-concept main floor, where soaring vaulted ceilings in the formal living room create a striking first impression. A grand central staircase anchors the space and connects all three levels. The heart of the home is the vaulted kitchen, featuring a skylight, quartz countertops, oversized island, Thermador 5-burner induction cooktop (gas-ready), Miele dishwasher, Jenn-Air oven, Samsung fridge, Panasonic microwave, and elegant under-cabinet LED strip lighting with dimmers. The adjacent bar area includes a beverage fridge and granite countertop with a smoked mirror backsplash. The kitchen flows into a sun-filled breakfast nook and a family room with a custom tile gas fireplace, backlit for dramatic effect. A 2-piece powder room, laundry, and access to the oversized 22' x 23' garage (with backyard access) complete the main level. Upstairs, the primary retreat features a spacious walk-in closet and a 6-piece spa ensuite with Flextherm underfloor heating, a Kohler DTV digital shower system, jetted tub, and dual vanities. Two additional bedrooms, a beautifully updated 4-piece bath with skylight, and a vaulted hallway open to below complete the upper floor. The finished basement adds incredible versatility with a large recreation area, home gym with rubber flooring, a fourth bedroom, full 3-piece bath with heated floors, and extensive storage and utility space. The private backyard is an outdoor retreat, featuring a new

composite deck (Deckorators Voyage), Phantom screen door, and glass and stone railing. Additional upgrades include Daikin central A/C, newer high-efficiency furnace, Ecoline windows, Nilfisk HEPA central vacuum, designer switches and plugs, and more. Located minutes from top-rated schools, parks, pathways, Superstore, Costco, and Stoney Trail, this is a rare opportunity to own a fully upgraded family home in one of Calgary's most established executive communities. Book your private showing today!