

# \$789,000 - 307 Hamptons Mews Nw, Calgary

MLS® #A2216941

**\$789,000**

5 Bedroom, 4.00 Bathroom, 2,091 sqft

Residential on 0.01 Acres

Hamptons, Calgary, Alberta

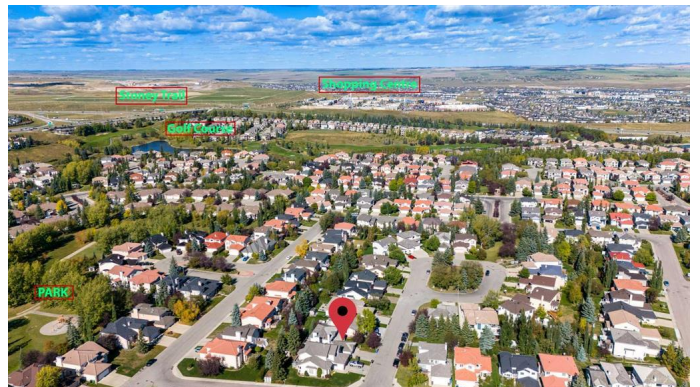
Welcome to 307 Hamptons Mews! A beautiful home tucked away on a peaceful street in the prestigious community of Hamptons, this elegant 2-storey home offers a functional and inviting layout perfect for families or professionals alike. Step inside to discover rich espresso-stained hardwood floors flowing 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!

Built in 1992

**Essential Information**

MLS® #	A2216941
Price	\$789,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,091
Acres	0.01
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	307 Hamptons Mews Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5B2

**Amenities**

Amenities	Park, Playground, Racquet Courts
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Street Lighting
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	109
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Blue Sky
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