

**55 Hampshire Grove NW  
Calgary, Alberta**

**MLS # A2219381**



**\$919,900**

|           |                                               |        |                   |
|-----------|-----------------------------------------------|--------|-------------------|
| Division: | Hamptons                                      |        |                   |
| Type:     | Residential/House                             |        |                   |
| Style:    | 2 Storey                                      |        |                   |
| Size:     | 2,036 sq.ft.                                  | Age:   | 1991 (34 yrs old) |
| Beds:     | 4                                             | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Parking Pad           |        |                   |
| Lot Size: | 0.14 Acre                                     |        |                   |
| Lot Feat: | Back Yard, Landscaped, Underground Sprinklers |        |                   |

|             |                                                                                                                                  |            |      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                                       | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                           | Sewer:     | -    |
| Roof:       | Cedar Shake                                                                                                                      | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                   | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                                                                                                               | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                  | Utilities: | -    |
| Features:   | Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Sauna, Skylight(s), Walk-In Closet(s) |            |      |

**Inclusions:** Television in main floor living room, 2 storage bins outside full of wood

Live in the desirable NW community - The Hamptons! This house has it all - and then some! The yard is an absolute dream with mature trees (hammock included!) large deck and awning, and bins of firewood ready for those summer nights! Central air conditioning to cool down in the summer and a large steam bath/shower to warm up in the winter (or whenever your preference may be!) Sprinkler system, BBQ gas line, triple pane vinyl windows, gas stove, wet bar in your fully developed basement, fireplace and so much more!