

# \$849,900 - 15 Hampshire Close Nw, Calgary

MLS® #A2252395

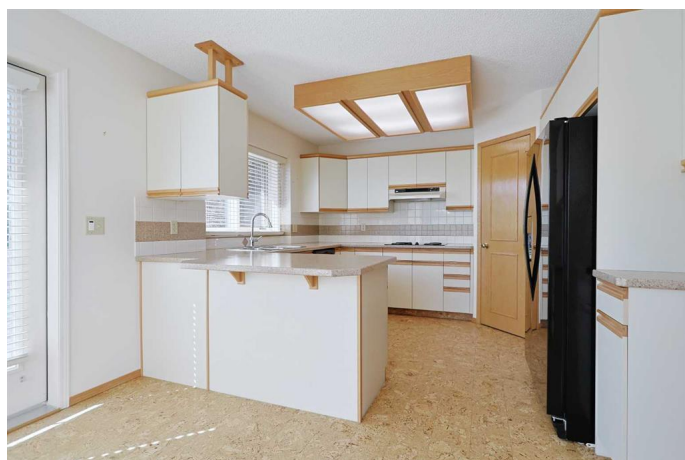
**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.17 Acres

Hamptons, Calgary, Alberta

Steps to a park & walking distance to the Edgemont Superstore shopping complex is this wonderful former showhome in the highly-desirable golf course community of the Hamptons. Offering a total of 4 bedrooms & 3 full baths, this fully finished bungalow enjoys soaring vaulted ceilings & central air, heated oversized 2 car garage, beautiful hardwood floors, South backyard & a host of improvements including new roof, stucco exterior & the polyB pipes replaced with PEX. Available for quick possession, this fantastic estate home has a sensational floorplan bathed in natural light, & features a sunny living room with floor-to-ceiling windows, open to the large dining room which will easily fit your family dinners. The bright eat-in kitchen & nook “complemented by a big bay window & cork floors, has loads of cabinet space, built-in desk, walk-in pantry & the appliances include a cooktop stove & new (2025) built-in convection oven. Main floor has 2 spacious bedrooms & 2 full bathrooms; the owners’™ retreat has a huge walk-in closet, bay window & ensuite with soaker tub, separate shower & double vanities. Lower level is finished with 2 more bedrooms, another full bath & rec room with wet bar, gas fireplace & built-in bookcases. There’s™ also plenty of additional space for storage or future development. Main floor laundry complete with built-in cabinets & Whirlpool washer & dryer. Other extras include Hunter Douglas blinds, low-flow/dual-flush toilets, natural gas line for



your BBQ on the deck, central vacuum system & storage shed in the South backyard with maintenance-free vinyl fencing, deck (with new vinyl decking in 2023) & patio. Roof/eaves/downspouts are brand new in 2025 & new stucco exterior in 2024. Located on this terrific corner lot only a few short minutes walk to bus stops & the Hamptons Park tennis courts, quick commute to the Hamptons School & neighbourhood shopping, & easy access to area recreational amenities, University of Calgary & hospitals, downtown & so much more!

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252395    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,596       |
| Acres          | 0.17        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 15 Hampshire Close Nw |
| Subdivision | Hamptons              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 4X9               |

**Amenities**

|           |      |
|-----------|------|
| Amenities | Park |
|-----------|------|

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Oversized |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Brick Facing, Gas, Recreation Room                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                          |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 14                  |
| Zoning         | R-CG                |
| HOA Fees       | 200                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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