

\$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

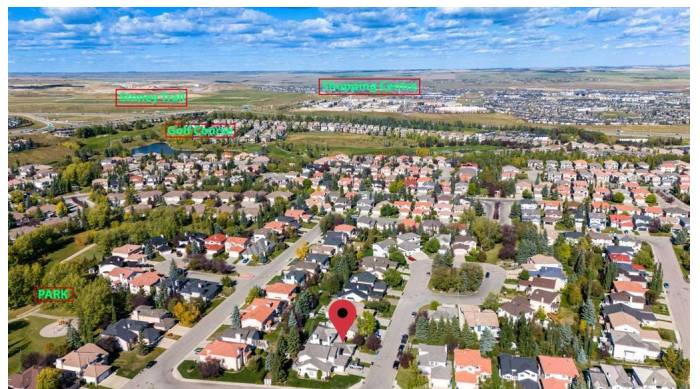
Welcome to 307 Hamptons Mews! A beautiful home tucked away on a peaceful street in the prestigious community of Hamptons, this elegant 2-storey home offers a functional and inviting layout perfect for families or professionals alike. Step inside to discover rich espresso-stained hardwood floors flowing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

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, See Remarks |
| 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, Landscaped, Lawn, Level, Private, Cul-De-Sac, Street Lighting |
| Roof | Cedar Shake |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 91 |
| Zoning | R-CG |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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