

**307 Hamptons Mews NW**  
**Calgary, Alberta**

**MLS # A2216941**



**\$789,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** None

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!