

\$1,200,000 - 185 Hamptons Square Nw, Calgary

MLS® #A2262404

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,968 sqft

Single Family on 0.18 Acres

Hamptons, Calgary, Alberta

Backing onto a park in exclusive Hamptons Square is where youâ€™ll find this beautifully maintained home in the highly-desirable golf course community of the Hamptons. Built by Calbridge on this wonderful corner lot, this mint condition walkout bungalow enjoys gleaming hardwood floors & skylights, 4 bedrooms & 3 full bathrooms, renovated white kitchen with granite countertops & fabulous walkout level with sensational enclosed patio. You will just love the warm & inviting design of the air-conditioned main floor with its expanse of vaulted ceilings & windows, featuring the West-facing living room with wraparound windows, open concept formal dining room with bay window & sun-drenched family room with new fireplace (2022). The beautiful updated kitchen has granite counters, walk-in pantry & the upgraded appliances include cooktop stove, double built-in convection ovens & Bosch dishwasher. Two bedrooms & 2 full baths on the main floor highlighted by the private owners' retreat with large walk-in closet & jetted tub ensuite with heated floors, skylight & separate shower. The 2nd bathroom - also with heated floors, is conveniently right across from the 2nd bedroom. The walkout level is finished with 2 big bedrooms, full bath with oversized walk-in shower, huge open games/rec room with fireplace & fabulous enclosed patio with access onto a 2nd patio in the private treed backyard. Main floor laundry room complete with sink, lots of closet space & Bosch washer & dryer. Additional features &



extras include Hunter Douglas blinds, NEST thermostats & CO/smoke detectors, motion & hue lights, underground sprinklers, heat lamps in the main & walkout bathrooms, oversized 2 car garage with built-in cabinets & central vacuflo system with 3 hoses (2 for the house & 1 for the garage). Other improvements: clay tile roof (2022), renovated bathrooms with quartz counters (2015), hot water tank (2019), both furnaces (2017), water softener (2014) & window glass (2017). Prime location within walk ing distance to bus stops & tennis courts, only a few short minutes to shopping at Hamptons Co-op & Edgemont Superstore, plus quick easy access to Nose Hill Park, Crowfoot Centre & LRT, major retail centers, University of Calgary, hospitals & downtown. (id:6289)

Built in 1995

Essential Information

Listing #	A2262404
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,968
Acres	0.18
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	185 Hamptons Square Nw
Subdivision	Hamptons
City	Calgary
Province	Alberta
Postal Code	T3A5C3

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	No neighbours behind, Parking
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2
View	View

Interior

Appliances	Washer, Water softener, Cooktop - Electric, Dishwasher, Oven, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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