

\$1,200,000 - 108 Hamptons Heights Nw, Calgary

MLS® #A2263257

\$1,200,000

3 Bedroom, 3.00 Bathroom, 1,843 sqft

Single Family on 0.13 Acres

Hamptons, Calgary, Alberta

Surrounded by breathtaking views of the 16th hole of the Hamptons golf course is this lovingly maintained bungalow here in exclusive Hamptons Heights just minutes to the clubhouse & neighbourhood shopping. Original owners of this mint condition estate home, which enjoys beautiful hardwood floors & central air, 3 bedrooms + den, 2 fireplaces & 2 fantastic decks to take in the glorious wide views. Complemented by expansive 9ft ceilings & picture windows, youâ€™ll love the inviting & airy feel of the main floor with its stunning living room with 11ft stepped ceilings & 3-sided fireplace, elegant open concept formal dining room & sun-drenched maple kitchen with skylights & quartz countertops, dining nook with access onto the L-shaped balcony, walk-in pantry & white/stainless steel appliances. The relaxing ownersâ€™ retreat has a big bay window with views of the golf course, great-sized walk-in closet & jetted tub ensuite with double vanities, separate shower & built-in shelving. The beautifully finished walkout level â€“ with infloor heating, is finished with 2 large bedrooms & another full bathroom, loads of extra space for storage & fantastic games/rec room with wet bar, stone-facing fireplace & built-in cabinets. Main floor also has a dedicated home office with built-in bookcases & laundry room complete with Maytag washer & dryer, sink & built-in cabinets. For your outdoor entertaining & relaxation, youâ€™ve got a huge partially covered balcony (almost 300sqft) with natural



gas line for your BBQ plus a covered 300sqft covered patio in the backyard, which is fully fenced & landscaped with winding gardens, mature shrubs & trees. Additional features include crown moldings, finished garage, red brick façade & clay tile roof, Hunter Douglas blinds, 2 hot water tanks, central vacuum system & storage shed in the backyard to store your gardening tools. Not-to-miss opportunity to make your home in one of the Hamptons most desirable locations, only a few short minutes to all community amenities (Hamptons School, tennis courts & sports fields), shopping at the Hamptons Co-op & Edgemont Superstore, plus quick & easy access to Crowfoot Centre & LRT, University of Calgary, major retail centers & downtown. (id:6289)

Built in 1997

Essential Information

Listing #	A2263257
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,843
Acres	0.13
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	108 Hamptons Heights Nw
Subdivision	Hamptons
City	Calgary
Province	Alberta
Postal Code	T3A5S1

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Wet bar, No neighbours behind, Environmental reserve, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Garburator, Hood Fan, Window Coverings
Heating	Natural gas Forced air, In Floor Heating
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
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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