

\$1,250,000 - 22 Hamptons Heights Nw, Calgary

MLS® #A2264868

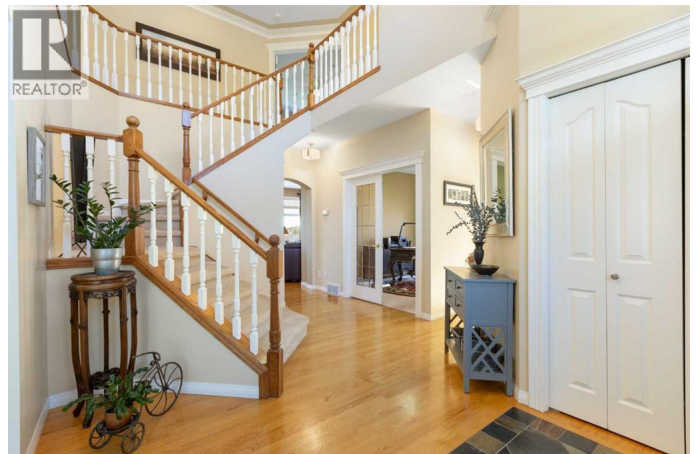
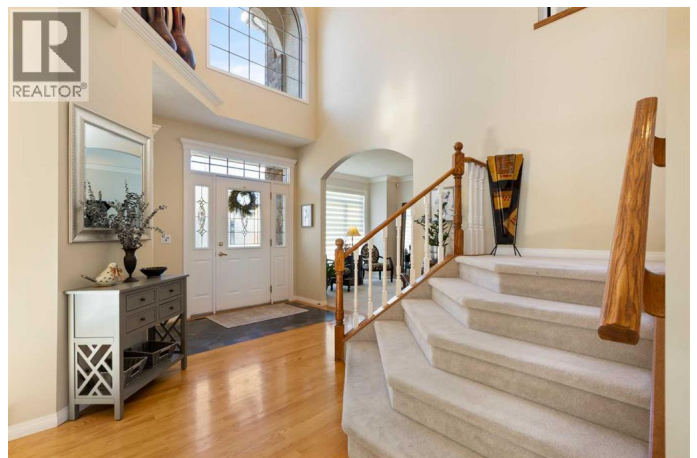
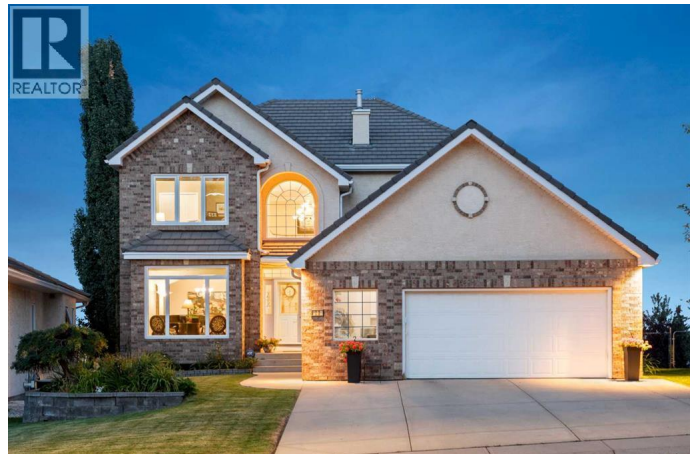
\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,735 sqft

Single Family on 0.15 Acres

Hamptons, Calgary, Alberta

Backing onto the 16th hole of The Hamptons Golf Course, this meticulously maintained, single-owner walkout home offers nearly 4,000 sq. ft. of developed living space. Enjoy unobstructed east-facing sunrise views over the fairway, pond, and city, plus night-time city lights. The main floor features an open-concept kitchen, dining, and family area with gas-burning fireplace, main floor den with built-in cabinetry, and an upper deck with frameless glass railing and two gas connections for flexible outdoor living. The kitchen includes Sub-Zero 36" built-in fridge/freezer, Wolf 30" dual-fuel range, Panasonic microwave, Miele dishwasher, and hood fan, while Hunter Douglas window coverings enhance the main spaces. Upstairs, the home offers four spacious bedrooms, including a primary suite with custom ensuite (2015) featuring a standalone soaking tub, in-floor heating, glass-enclosed shower with rain head, custom cabinetry, and Kohler designer fixtures. TV mounts are in the living room and master bedroom. The walkout basement extends living space with a large office wired for internet and dual phone lines, custom maple cabinetry with media centre and bookcase, second gas-burning fireplace, and additional flex room ideal as a bedroom, gym, or hobby space. Direct access to a large interlocking patio provides private golf course views. An oak standalone bookcase at the bottom of the stairs is included. Other features include LG washer & dryer, two Amana



high-efficiency furnaces, central A/C, two water heaters (2025), Kinetico water system, Vacu-Flo system with attachments, updated vinyl-clad windows (2015â€“2021), oversized two-and-a-half-car garage with large driveway, and a programmable in-ground irrigation system. Located on a quiet street and maintained as a no-pet home, this property combines exceptional design, premium finishes, and a premier golf course setting in The Hamptons, close to parks, schools, walking paths, and convenient access to Stoney Trail, Country Hills Bo ulevard, and Shaganappi Trail. (id:6289)

Built in 1998

Essential Information

Listing #	A2264868
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,735
Acres	0.15
Year Built	1998
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Hamptons Heights Nw
Subdivision	Hamptons
City	Calgary
Province	Alberta
Postal Code	T3A5A9

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	5

Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water purifier, Range - Gas, Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	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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