

\$849,900 - 235 Hamptons Drive Nw, Calgary

MLS® #A2080795

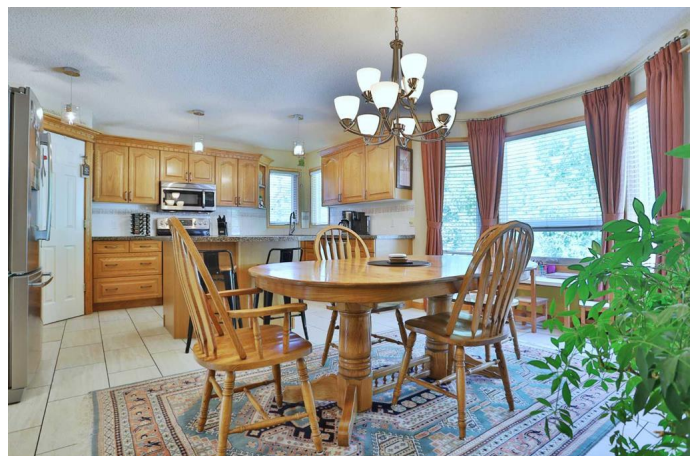
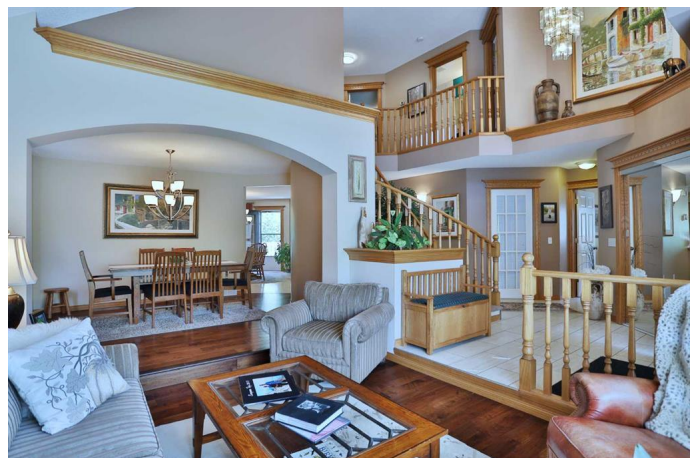
\$849,900

3 Bedroom, 3.00 Bathroom, 2,394 sqft

Residential on 0.12 Acres

Hamptons, Calgary, Alberta

All you have to do is move in & enjoy now that you've found this lovingly maintained home in the highly sought-after golf course community of Hamptons in Calgary's great Northwest. Original owners of this custom-built Sundance Homes two storey walkout, this beautiful 3 bedroom + den home enjoys handscraped hardwood floors & extensive built-ins, oak kitchen with granite counters, rubber roof with 50year warranty & wonderful outdoor living in the private backyard shaded by leafy mature trees. Perfectly designed for both family living & entertaining, you'll love the free-flowing feel of the main floor with its gracious living room with vaulted ceilings & bay window, elegant formal dining room with space for your china hutch, inviting family room with fireplace accented by built-in bookcases & updated kitchen with centre island & tile floors, walk-in pantry & Frigidaire stainless steel appliances including stove with convection oven. Total of 3 bedrooms up - all with walk-in closets, highlighted by the private owners' retreat with built-in cabinets & jetted tub ensuite with glass block windows & separate shower. The unspoiled walkout level - with roughed-in plumbing for another bathroom, offers tremendous potential for future living space...primed & ready for a 4th bedroom, storage & games/rec room. The main floor den has a wall of built-in cabinets & desk making it the ideal space for your home office or study for the kids. Main floor laundry complete with built-in cabinets & Maytag Pet Pro washer &



dryer. Backyard is fully landscaped & has a covered patio & dog run. A truly outstanding home in this prime location within walking distance to bus stops & the golf course clubhouse, just minutes to the Hamptons School & community tennis courts, plus quick easy access to all area schools, shopping, Nose Hill Park & downtown.

Built in 1997

Essential Information

MLS® #	A2080795
Price	\$849,900
Sold Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,394
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	235 Hamptons Drive Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5W2

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Bookcases, Built-in Features, Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Unfinished, Walk-Out

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Private, Rectangular Lot, Treed
Roof	Rubber
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2023
Date Sold	November 6th, 2023
Days on Market	52
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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