

# \$949,900 - 127 Hamptons Grove Nw, Calgary

MLS® #A2086998

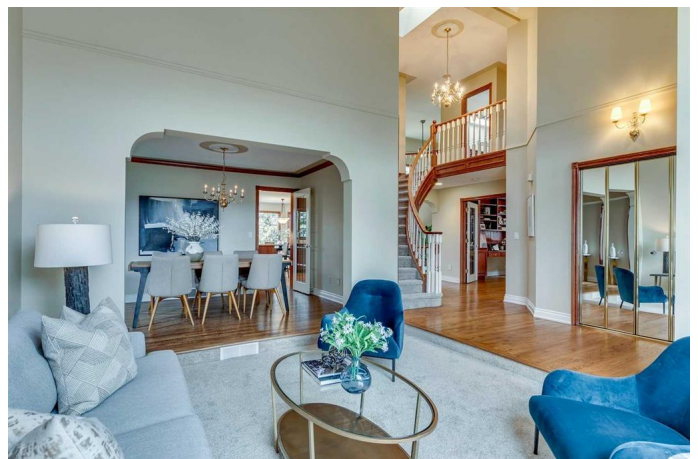
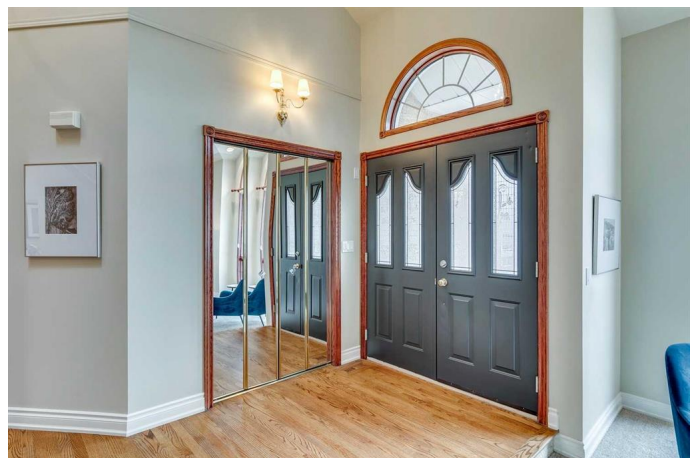
**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,621 sqft

Residential on 0.16 Acres

Hamptons, Calgary, Alberta

Fantastic quiet location in the heart of the Hamptons, this 2,620 square foot two story family home backs west + with direct access to huge park complete with playground, tennis courts + walking path. Excellent layout on all three developed levels. The two story entrance with loads of light welcomes you. Main floor offers everything you need for family life + entertaining friends as well as an excellent office with built-ins ideal for those working from home. Sunken living room off the entrance flows to the large dining room ideal for those big family dinners. The kitchen, breakfast nook + large family room are open to each other + are at the back of the house with easy access + views of the beautiful maturely landscaped backyard with low maintenance composite deck with glass railings + gate to the park. The kitchen has loads of counter + cabinet space, granite countertops, stainless steel appliances, pantry + computer desk. The two story family room is flooded with light + has a gas fireplace. Oversized mudroom/laundry room complete the main floor. The curved staircase leads upstairs to 3 very generous bedrooms. The primary bedroom is lovely + bright with sitting room, spacious walk in closet + ensuite bath complete with dual vanities, soaker tub + stand alone shower. The family bath has ample storage + dual sinks. Lower level offers a rec room with bar + gas fireplace + is sound proofed + wired for integrated speaker system. There is also a large fourth bedroom with a big closet + full bath with in-floor heating . Easy



access to Hamptons Elementary School, Tom Bains Junior High + Sir Winston Churchill School.

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2086998    |
| Price          | \$949,900   |
| Sold Price     | \$927,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,621       |
| Acres          | 0.16        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 127 Hamptons Grove Nw |
| Subdivision | Hamptons              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 5B2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, Skylight(s), Storage |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                  |
| Cooling         | None                                                                                     |
| Fireplace       | Yes                                                                                      |
| # of Fireplaces | 2                                                                                        |
| Fireplaces      | Basement, Gas, Living Room                                                               |
| Has Basement    | Yes                                                                                      |
| Basement        | Finished, Full                                                                           |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Brick, Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2023 |
| Date Sold      | October 27th, 2023 |
| Days on Market | 13                 |
| Zoning         | R-C1               |
| HOA Fees       | 210.00             |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | REAL ESTATE PROFESSIONALS INC. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.