

\$1,408,888 - 18 Hamptons Manor Nw, Calgary

MLS® #A2105413

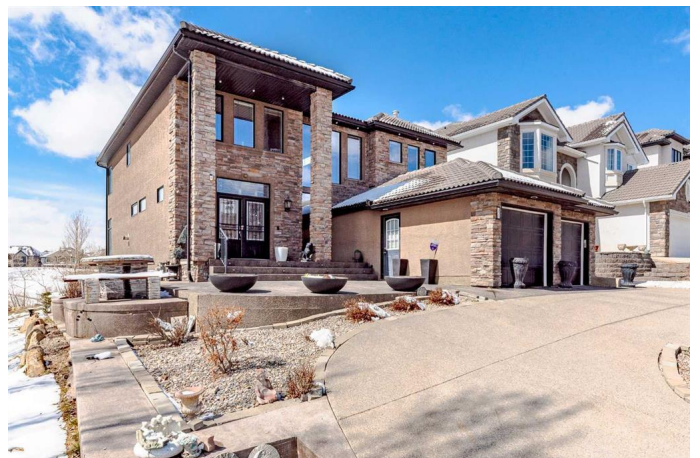
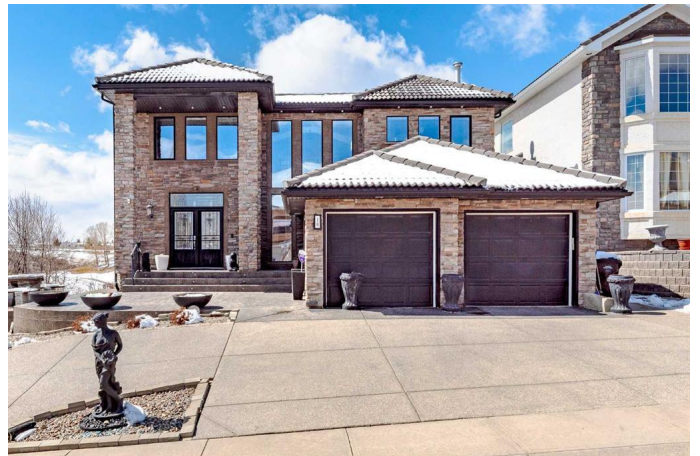
\$1,408,888

4 Bedroom, 4.00 Bathroom, 3,456 sqft

Residential on 0.15 Acres

Hamptons, Calgary, Alberta

Welcome to the epitome of luxury living at the Calabria show home by Calbridge Fine Homes, nestled along the golf course with breathtaking views. Spanning 3456 sq ft across two levels, plus an additional 1750 sq ft in the walkout basement, this opulent estate home boasts cultured stone facades and a custom curved driveway. Step into a radiant open concept home featuring 3 +1 bedrooms, 3.5 baths, and an attached double garage. The entrance, adorned with double doors, unveils walnut hardwood floors, a neutral color palette, gas fireplace, and 6 foot windows framing spectacular views of the 4th hole of the Hamptons Golf Course. Enjoy the convenience of two Air conditioners, two hot water tanks, two furnaces, two fireplaces including in-floor heating in master bath and basement. The dream-like maple kitchen, with granite countertops, showcases a gas stove by BERTAZONNI, a super modern stainless steel backsplash, and a vinyl deck with a gas BBQ line. The main level also includes a 2pc powder room and a mudroom with a laundry area leading to the finished double attached garage. Ascend the intricately designed curved spiral staircase to the upper level, where a skylight illuminates the landing area. The master bedroom, boasting a gas fireplace, walk-in closet, and a unique 5 pc bath with in-floor heating, his and hers vanity, jetted tub, glass shower with corner seat and a toilet offers unparalleled luxury. Two additional bedrooms share a Jack and Jill bathroom,



while the office/den provides unobstructed views through double doors and built-in bookshelves. The fully developed basement with in-floor heating, features a fourth bedroom with a walk-in closet and a 4 pc bath, perfect for guests or in-laws. Two additional rooms provide ample storage. The backyard is a sanctuary with a raised garden, oak tree, three apple trees, perennials galore and a Chess floor. Concrete terraced gardens on the left side enhance the property's elegance. Elevate your lifestyle with this unparalleled residence. Buyer to accept RPR dated Dec , 2023. Listing agent is a licensed Realtor in Alberta with CIR realty. Schedule your viewing today!

Built in 2007

Essential Information

MLS® #	A2105413
Price	\$1,408,888
Sold Price	\$1,375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,456
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Hamptons Manor Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3A 6K2

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Garage Faces Front

Interior

Interior Features Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Garden, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, On Golf Course

Roof Concrete, Tile

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 5th, 2024

Date Sold April 24th, 2024

Days on Market 78

Zoning R-C1

HOA Fees 210.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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