

\$849,900 - 10 Hamptons Bay Nw, Calgary

MLS® #A2110838

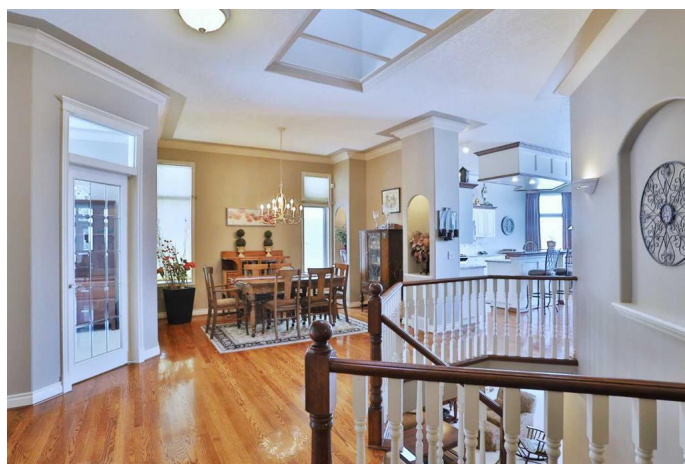
\$849,900

2 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.11 Acres

Hamptons, Calgary, Alberta

Backing onto the beautifully manicured greens of the Hamptons golf course is where you'll find this truly wonderful home in CHATEAUX ON THE EIGHTEENTH...this exclusive collection of bungalow villas built by Calbridge in the estate community of Hamptons. This lovingly maintained former showhome enjoys extensive hardwood floors & 2 fireplaces, 2 bedrooms + den, stylish white kitchen with granite counters & panoramic views of the golf course & distant horizon. Embrace the expansive open floorplan of the air-conditioned main floor with its soaring 10ft ceilings & skylights, with its sun-drenched living room with fireplace & built-in cabinets, elegant formal dining room with decorative niches, spacious dining nook & renovated kitchen with stainless steel appliances, walk-in pantry & island with raised bar. The relaxing & inviting owners' suite has a big walk-in closet & ensuite with heated tile floors & granite counters, skylight, granite-topped double vanities & walk-in glassblock shower. The walkout level is beautifully finished with a big 2nd bedroom, another full bath, games/rec room with pool table, exercise room & family room with wet bar, fireplace & built-in cabinets. Main floor laundry room complete with built-in cabinets & washer/dryer. Dedicated main floor home office with French door & Southwest-facing bay window. Additional features include loads of storage space, natural gas line for your BBQ on the balcony, underground sprinklers, clay tile roof &



improvements within the last 10 years include 2 new furnaces in 2022, new garden doors to the balcony & patio in 2022 plus the granite counters in the kitchen & master ensuite. Low monthly maintenance fees takes care of the snow shoveling & grass cutting. Smashing location within walking distance to bus stops & the golf course clubhouse, just minutes to area shopping & quick easy access to Sarcee & Shaganappi Trails to take you to the University of Calgary, LRT, hospitals, downtown & beyond!

Built in 1996

Essential Information

MLS® #	A2110838
Price	\$849,900
Sold Price	\$875,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	10 Hamptons Bay Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5S1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Tile
# of Stories	1
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Greenbelt, No Neighbours Behind, Underground Sprinklers, On Golf Course, Rectangular Lot, Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 12th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	187.47
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.