

\$769,900 - 15 Hamptons Bay Nw, Calgary

MLS® #A2111478

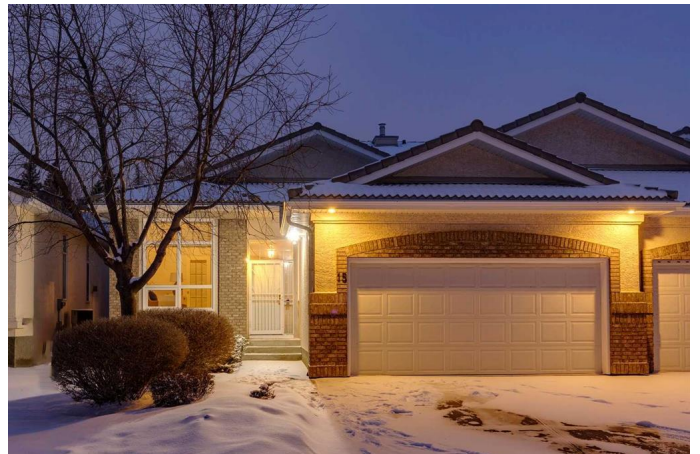
\$769,900

3 Bedroom, 3.00 Bathroom, 1,791 sqft

Residential on 0.13 Acres

Hamptons, Calgary, Alberta

Welcome to 15 Hamptons Bay NW, part of the Hamptons Chateaux Villas. This beautiful One-Owner maintenance free three-bedroom, air-conditioned home is nestled away on a quiet street in one of Calgary's most desirable communities - Hamptons. It is a perfect combination of open and bright indoor space and tranquil outdoor space, and only steps away from the world class Hamptons Golf Club. Pride of ownership is evident upon entering this meticulously maintained bungalow. In 2022 the windows were replaced with LUX triple pane, as well as new skylights (2022) and Hunter Douglas blinds (2019). The main level features 12-foot ceilings, a formal dining room, a spacious kitchen with granite countertops and a bright and sunny eating area with direct access to the southwest backyard, and picture windows that provide and abundance of natural light throughout the home. Additional features on the main floor include a cozy living room featuring a custom oak built-in wall unit, a spacious primary suite with a four-piece ensuite, including double sink vanity and walk-in closet, a four-piece guest bath and a second bedroom plus an office/Den providing a dedicated space to work from home. Rounding out the main floor is a convenient mud room complete with a sink and laundry facilities that connect you to the double car garage. You will enjoy entertaining on the lower level, complete with 9 foot ceilings, in-floor heating, generous sized family



room featuring custom oak built-ins, a fireplace, a wet bar, loads of storage with built in cupboards, a craft room/work out area, and furnace room. The basement also boasts a large third bedroom with a walk-in closet and a three-piece bathroom. You will love spending your spring/summers on the spacious southwest facing Deck (28' x 9') with a natural gas connection for your BBQ. The double attached garage (21' x 19') is insulated and drywalled. Set in one of the most beautiful and prestigious communities of Northwest Calgary, with pristine pathways and green-spaces, the Hamptons is a community rich in character and spirit. It is home to parks, and many other amenities such as grocery stores, restaurants and coffee shops. With only a twenty-minute commute to downtown Calgary and quick access to Stoney Trail, you couldn't find a better location. You are going to love living here - it has everything you are looking for + more.

Built in 1997

Essential Information

MLS® #	A2111478
Price	\$769,900
Sold Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,791
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	15 Hamptons Bay Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Insulated

Interior

Interior Features	Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Oak, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Close to Clubhouse, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 14th, 2024
Days on Market	13
Zoning	R-C2

HOA Fees 187.47
HOA Fees Freq. MON

Listing Details

Listing Office MaxWell Canyon Creek

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