

\$1,175,000 - 10397 Hamptons Boulevard Nw, Calgary

MLS® #A2117005

\$1,175,000

6 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.13 Acres

Hamptons, Calgary, Alberta

Welcome to this EXTREMELY WELL-MAINTAINED, ORIGINAL OWNER, CUSTOM ESTATE HOME in the heart of the most sought after Hamptons community, right across from Hamptons soccer fields, baseball diamonds, basketball courts, hockey rink and tennis/pickleball courts. This exceptional 2-story with clay tiled roof and stucco exterior, has a total of 3,689 sq. ft. fully developed living space on all 3 levels, 6 Bedrooms, a den, 3 full baths and a 1/2 bath.

On the main floor, you will be immediately drawn by the spectacular grand wood floor staircase that curves to the upper floor with 4 bedrooms and 2 full baths. All the way from the stairs to the main hallway and the bedrooms have been upgraded with engineering hardwood flooring. The primary bedroom has a walk-in closet with a 4-piece ensuite, shower and jet tub. Open concept boasts a 17-foot high ceiling living room with a new big window overlooking the Hamptons Park which leads to a formal dining room. The adjacent kitchen features newly painted modern color cabinets, built in stove and oven, microwave, dishwasher and a powerful hood fan with a walk-in pantry, a reverse osmosis system installed at the kitchen sink to bring you clean drinking water, granite counter tops and island. Adjacent to the immaculate white kitchen sink is a beautiful bay window nook, both with new windows overlooking the back yard that have been landscaped with beautiful flower beds, bushes, and trees. Next to the



nook is a recently upgraded deck. Right across the kitchen, is the high ceiling family room with custom-built bookshelves, a fireplace and three new high ceiling windows. Adjacent to the family room is the office/den outfitted with French doors, a guest powder room and a laundry room with a utility sink. Both den and laundry rooms were installed with additional storage cabinets. The fully walkout basement boasts 2 more bedrooms, a 3-piece bathroom, a large entertainment area and a fireplace, which is great for gathering and entertainment with family and friends. In addition, there is a large home office area that is over-looking the private yard with beautiful landscapes, vegetable patches and a 10' x 10' maintenance free shed for garden tools storage. This exquisite home has an insulated and drywalled double garage. It also comes with some upgraded led lights, new zebra blinds throughout the house, 2 furnaces, a tankless water tank, and new Samsung washer and dryer. A chest freezer and upright freezer are also located in the furnace room for extra storage. There is also easy access to neighborhood amenities, Hamptons Golf Club, Hamptons School, bus stops, shopping and restaurants. You do not wish to miss this stunning family home, so book your private showing today!

Built in 1997

Essential Information

MLS® #	A2117005
Price	\$1,175,000
Sold Price	\$1,115,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,542

Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10397 Hamptons Boulevard Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6A3

Amenities

Amenities	Clubhouse, Park, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Freezer, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Landscaped
Roof	Clay Tile
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2024
Date Sold May 30th, 2024
Days on Market 30
Zoning R-C1
HOA Fees 210.00
HOA Fees Freq. ANN

Listing Details

Listing Office Realty Link Management.Services Ltd.

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