

\$799,900 - 82 Hamptons Bay Nw, Calgary

MLS® #A2123680

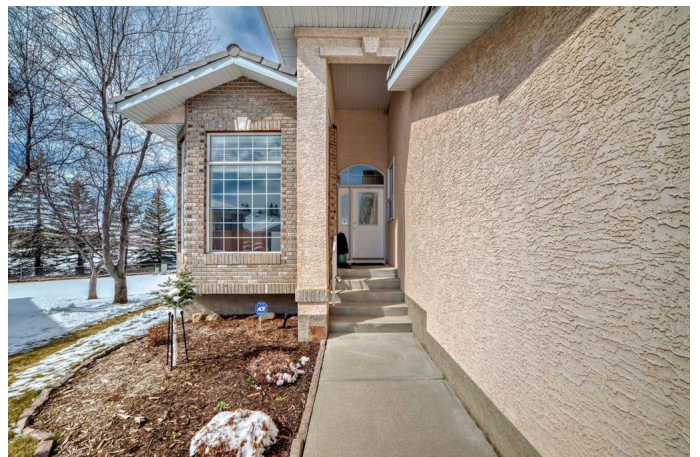
\$799,900

2 Bedroom, 3.00 Bathroom, 1,746 sqft

Residential on 0.18 Acres

Hamptons, Calgary, Alberta

Welcome to LUXURY IN THIS EXECUTIVE VILLA BACKING ON 18TH GREEN OF HAMPTONS GOLF COURSE. THIS HOME OFFERS BREATHTAKING VIEWS IN A SERENE SETTING. As you step inside, you will be greeted by the soaring ceilings and ample natural light that floods the space, creating a warm and inviting ambiance. A unique custom-made BAY WINDOW floods the room with light and shows off a spacious yard and Golf Course. This spacious walk-out bungalow features over 3037.7 sq. ft of living space. There is enough space to accommodate family visits and the holidays. Enjoy the open-concept dining room with a 3-sided gas fireplace that leads you to your large living room which is an entertainer's dream. This wonderful home enjoys hardwood floors and 10 ft vaulted ceilings, a total of 2 bedrooms + 2 den, and loads of storage space. DENS/OFFICES, HARDWOOD, GRANITE, 3 SKY LITES, AIRCONDITIONING, 2 FIREPLACES, 2 FURNACES, HUGE MAIN FLOOR LAUNDRY, LOADS OF STORAGE; The Master Bedroom is on the main floor with a walk-in closet and ensuite with skylight and tub, separate shower. The walkout level is a finished basement with a huge rec room with a fireplace a second bedroom with a large closet, a full bath, and an office (with a walk-in closet) which can be transformed into a third bedroom. The main floor has a huge laundry room with a sink, washer and dryer, and a



walk-in closet. Monthly HOA fees, which are very modest, only cover the maintenance of landscaping and snow removal. Prime location just minutes to the Edgemont Superstore complex & golf course clubhouse, with quick easy access to the University of Calgary, LRT, hospitals & downtown. Conveniently located near a Major Roadway (Stoney Trail), this is a wonderful property in the highly-coveted estate community.

Built in 1997

Essential Information

MLS® #	A2123680
Price	\$799,900
Sold Price	\$845,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	82 Hamptons Bay Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R6

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Standard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Pie Shaped Lot, Private
Roof	Clay Tile
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 24th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	187.47
HOA Fees Freq.	MON

Listing Details

Listing Office	Seller Direct Real Estate
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