

\$757,500 - 25 Hamptons Rise Nw, Calgary

MLS® #A2128351

\$757,500

3 Bedroom, 3.00 Bathroom, 1,722 sqft
Residential on 0.15 Acres

Hamptons, Calgary, Alberta

Here it is... a truly wonderful home in HAMPTONS CLUB CHATEAUX...This exclusive collection of only 36 bungalow villas was built by CalBridge Fine Homes. Here we have the largest floor plan available at main floor 1722 sq. ft. plus an additional 1231 sq. ft. developed down. This lovingly maintained home enjoys 2 fireplaces, 3 bedrooms + dedicated main floor office with french door and built-in bookcase. The open floorplan has 9 ft. ceilings, skylights, and a lovely, sunny south backing living room and kitchen. This home is on a huge and beautifully treed, park like lot and corridor for wildlife in the area. There is an elegant formal dining room and relaxing & inviting owners' suite with a big walk-in closet & ensuite. Also, main floor laundry room complete with built-in cabinets & washer/dryer. The lower level is thoughtfully finished with perimeter lighting, an extensive entertaining/games room with pool and foosball tables, 3 sided fireplace, large built-in cabinet with wet bar and media/family room. There is a large 3rd bedroom down with 4 piece bath and steam shower. Additional features include central A/C, loads of storage space, natural gas line for your BBQ, underground sprinklers, clay tile roof. Low monthly maintenance fees (\$250/month) takes care of the snow shoveling & grass cutting. Fabulous location within walking distance to bus stops & the golf course clubhouse, just minutes to area shopping & quick easy access to Sarcee & Shaganappi Trails. Short



distance to the University of Calgary, LRT, hospitals, downtown & more. Roof serviced and new skylights in 2021. Fridge, Stove and washer/dryer are all newer. Fireplaces are on separate thermostats. Furnace and fireplaces just serviced. Locks have been re-keyed. Windows and carpets cleaned and house has been professionally cleaned and ready for you to move in. See it... love it!!

Built in 1997

Essential Information

MLS® #	A2128351
Price	\$757,500
Sold Price	\$790,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,722
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	25 Hamptons Rise Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5E6

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Private
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Roof	Clay Tile
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 2nd, 2024
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Date Sold	May 3rd, 2024
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Days on Market	1
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Zoning	R-C2
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HOA Fees	250.00
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HOA Fees Freq.	MON
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Listing Details

Listing Office	Real Estate Professionals Inc.
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