

\$899,900 - 72 Hamptons Drive Nw, Calgary

MLS® #A2137562

\$899,900

3 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Location, location, location! Backing onto the prestigious Hamptons golf course is this lovingly maintained home built by Calbridge...with total of 3 bedrooms & 3 full baths, heated 3 car garage & private backyard with wraparound deck & mature trees. This mint condition, one-owner home enjoys gleaming hardwood floors & an expanse of windows, 2 fireplaces, extensive built-ins & for a low monthly fee...your grass cutting & snow shoveling are taken care of for you! Embrace the sensational open design of the air-conditioned main floor with its soaring 10ft ceilings & warm natural light, amazing living room with fireplace & floor-to-ceiling windows, oversized dining room with balcony & nook with access onto the backyard deck. The white kitchen comes complete with island with Jenn-Air gas cooktop, big walk-in pantry & the appliances includes built-in convection oven & LG stainless steel fridge. The owners' retreat is a relaxing space & has a huge walk-in closet & jetted tub ensuite with double vanities, separate shower & glass block windows. A 2nd full bath - with a skylight, is conveniently located next to the 2nd main floor bedroom. A 3rd bedroom with walk-in closet is in the beautifully finished lower level, & has its own private access into another full bath with steam shower. The fantastic rec room is a wonderful space to unwind in, with a wet bar, fireplace, wiring for speakers & wall of built-in cabinets & bookcases. Laundry room with sink & KitchenAid washer & dryer, with big



crawlspace for extra storage. Additional features include Hunter Douglas blinds, 2 furnaces & 2 hot water tanks, NEST thermostat, underground sprinkler system & approx. over 350sqft of backyard deck for your outdoor enjoyment. And as an added bonus: the monthly maintenance fees cover grass cutting & snow removal...so throw away your shovel & lawn mower! Not-to-miss rare opportunity, in this coveted location across from the clubhouse, walking distance to bus stops, & quick easy access to shopping & everything the Hamptons has to offer!

Built in 1996

Essential Information

MLS® #	A2137562
Price	\$899,900
Sold Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,832
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	72 Hamptons Drive Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5H7

Amenities

Amenities	None
Parking Spaces	6
Parking	Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

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

Additional Information

Date Listed	June 6th, 2024
Date Sold	August 8th, 2024
Days on Market	63
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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