

\$838,000 - 217 Hamptons Mews Nw, Calgary

MLS® #A2139341

\$838,000

3 Bedroom, 3.00 Bathroom, 1,762 sqft

Residential on 0.17 Acres

Hamptons, Calgary, Alberta

Here is a truly wonderful home in the HAMPTONS, built by CalBridge Fine Homes. Located on a quiet cul-de-sac, this exceptional walk-out bungalow has 1762 sq. ft. on the main floor, plus an additional 1732 sq. ft. developed down. This lovingly maintained home has had only one owner. Here you'll enjoy a total of 3 large bedrooms. The open floorplan has 9 ft. ceilings, skylight, and a lovely, sunny living room/dining room. The east facing kitchen and family room back onto a private deck. There is a main floor laundry room complete with built-in cabinets, a laundry sink & washer/dryer. The lower level is a developed WALKOUT basement with fireplace and built-in bookcases with wetbar. There is a large 3rd bedroom down with 4 piece bath and large walk-in closet. Additional features include hardwood floors, granite counter tops, knock down ceiling, skylight, 2 high efficiency furnaces, original Pella windows, loads of storage space with utility sink, natural gas line for your BBQ on both upper deck and lower patio and water to the garage. This home has a METAL ROOF, and COPPER plumbing. This home is on a large, well treed, pie shaped lot. 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. Furnaces and fireplace recently serviced and there is a newer hot water tank. The house



and carpets have been professionally cleaned
and ready for you to move in.

Built in 1993

Essential Information

MLS® #	A2139341
Price	\$838,000
Sold Price	\$855,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,762
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	217 Hamptons Mews Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5C2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Metal
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 7th, 2024
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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