

\$1,150,000 - 169 Hamptons Square Nw, Calgary

MLS® #A2150438

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,940 sqft

Residential on 0.16 Acres

Hamptons, Calgary, Alberta

Bask in the breathtaking and expansive views of a nature filled ravine and The Hamptons golf course from this large estate walkout bungalow. With an interior spanning over 3500 square feet, this home is remarkable spacious. The main floor is bathed in natural light from the wall-to-wall windows, featuring a spectacular great room adorned with hardwood flooring and soaring 10-foot ceilings. Highlighted by a beautiful kitchen, equipped with a center island and an abundance of cabinets, it flows seamlessly into an eating nook capable of accommodating large gatherings. Also on this level is a tiered ceiling formal dining room, a front office/den, a secondary bedroom with full bathroom and a private primary suite with ravine views. Downstairs boasts a massive multi-use space, perfect for media, fitness or games and also comes complete with a second fireplace. Additionally, you'll find another bedroom with a full bathroom. The storage room is exceptionally large, offering plenty of room for further development if desired. Step out into the backyard to enjoy nature in the city from the lower patio or head upstairs to take in the jaw-dropping views from the deck. Bonus features include air conditioning, underground sprinklers, an oversized garage, and a long-life tiled roof. Situated on a quiet street, this home is conveniently located near to an abundance of shopping, amenities, and provides easy access to Stoney Trail. You'll be proud to call this property home... seize the opportunity and



schedule your showing this weekend!

Built in 1996

Essential Information

MLS® #	A2150438
Price	\$1,150,000
Sold Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,940
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	169 Hamptons Square Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5C3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Brush, No Neighbours Behind, Many Trees, Underground Sprinklers, On Golf Course, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 31st, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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