

\$834,900 - 278 Hamptons Park Nw, Calgary

MLS® #A2165945

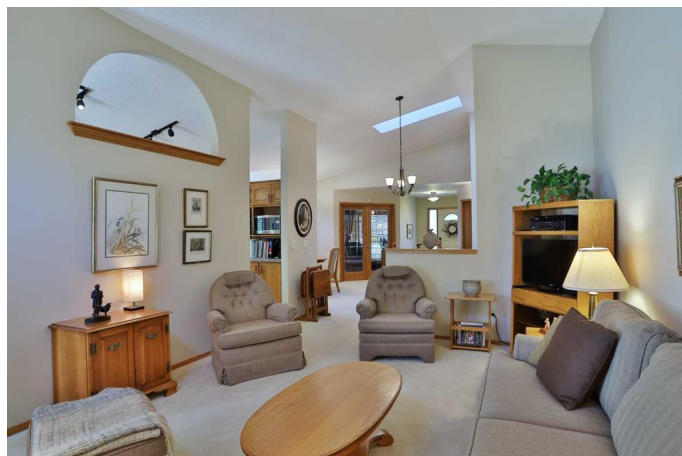
\$834,900

3 Bedroom, 3.00 Bathroom, 1,661 sqft

Residential on 0.18 Acres

Hamptons, Calgary, Alberta

You won't want to miss out on this chance to make your home in the exclusive villa project of HAMPTONS PARK CHATEAUX in the popular golf course community of Hamptons. This lovely 3 bedroom + den bungalow enjoys soaring vaulted ceilings & heated garage, 3 full bathrooms, oak kitchen with engineered granite countertops & a host of improvements including furnaces & hot water tank, lighting, LUX windows & Unicrete concrete tile roof. You will just love the warm & inviting feel of the air-conditioned main floor, with its spacious & airy formal dining room, great-sized living room with decorative archways, dining nook with bay window & updated kitchen with walk-in pantry, loads of cabinet space & stainless steel appliances including Whirlpool dishwasher (2019) & LG stove/convection oven plus white Bosch dishwasher (2018). The main floor master bedroom has a walk-in closet & jetted tub ensuite with separate shower & skylight. The 2nd main floor bedroom is conveniently located across from the 2nd full bathroom. The lower level - with oversized windows, is finished with 3rd bedroom & renovated full bath (2021), large office with French doors & games/rec room with fireplace & built-in cabinets. Dedicated main floor home office with French doors. Main floor laundry with built-in cabinets & full-sized washer & dryer. Additional extras & features include new Hunter Douglas blinds in 2018, sump pump with back-up battery (installed in 2013), new skylights in 2011 (with the new Unicrete roof),



motorized awning & gas BBQ line on the deck, roughed-in vacuflo, Toto toilets & new concrete patio (2016). Both furnaces & the hot water tank were replaced in 2014, & triple-pane LUX windows in 2018. The monthly maintenance fees cover snow shoveling & grass cutting so you can throw away your lawn mower & shovel! Prime location in the complex just a few short steps to the tennis courts & bus stops, only minutes to the Edgemont Superstore complex & quick access to Sarcee & Shaganappi Trails so the University of Calgary, LRT, hospitals & downtown are all within easy reach!

Built in 1992

Essential Information

MLS® #	A2165945
Price	\$834,900
Sold Price	\$824,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,661
Acres	0.18
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	278 Hamptons Park Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A7

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, French Door, High Ceilings, Jetted Tub, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Underground Sprinklers
Roof	Concrete
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 8th, 2024
Days on Market	50
Zoning	R-CG
HOA Fees	221.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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