

\$995,000 - 181 Hamptons Green Nw, Calgary

MLS® #A2176681

\$995,000

3 Bedroom, 3.00 Bathroom, 1,809 sqft
Residential on 0.16 Acres

Hamptons, Calgary, Alberta

Welcome to this meticulously maintained, air conditioned, walkout bungalow in the prestigious community of the Hamptons, backing onto a beautiful ravine with walking paths. The home is located within minutes of amenities including schools, multiple parks, tennis courts, a golf course, transportation, and much more. This home has great curb appeal with beautiful landscaping. Upon entry, you are met with a bright and open floor plan with soaring 13ft vaulted ceilings, skylights and large windows throughout. Just off of the main entry is a den, perfect for a home office. The main entry leads into a formal dining area, great for hosting friends and family. The large living room boasts a cozy gas fireplace with built-ins and windows with beautiful views of the ravine. The living room opens to a gourmet kitchen, equipped with a breakfast bar, stainless steel appliances, and an abundance of cabinet space. A breakfast nook is found just off of the kitchen with a door leading out to the West facing balcony overlooking the ravine. The primary bedroom is a true retreat with vaulted ceilings and good sized walk in closet. The spa-like 4 piece ensuite comes equipped with a beautiful jetted tub and ample countertop space. The main floor is complete with a good sized second bedroom and a 4 piece main bathroom as well as a mudroom that leads out to the oversized double attached garage. The fully finished walkout basement is the perfect place to entertain friends and family. The sizeable recreation room is



adorned with a brick facing gas fireplace and a fully equipped wet bar. A rare third bedroom with a large walk in closet can be found in the basement. The additional den is great for another home office or hobby room. The basement is complete with a 3 piece main bathroom and a large laundry and utility room, updated with a newer hot water tank and 2 high efficiency furnaces. Doors lead out to a covered brick patio and West facing backyard with huge trees and underground sprinkler system. This home has been very well taken care of over the years and pride of ownership is very evident throughout. Perfect for empty nesters or a small family. Exceptional value!

Built in 1993

Essential Information

MLS® #	A2176681
Price	\$995,000
Sold Price	\$940,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,809
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	181 Hamptons Green Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Bar, Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Bar Fridge, Garage Control(s), Microwave, Trash Compactor
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Street Lighting, Views
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 19th, 2024
Days on Market	18
Zoning	R-CG
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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