



GRASSROOTS
REALTY GROUP

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161 Hamptons Gardens NW
Calgary, Alberta

MLS # A2261100



\$1,079,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,493 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Alarm system hardware <as is>, garage shelving, Ecobee thermostat, storage shed. NOTE: vacuflo system <as is>		

Knocking it out of the park is this beautifully renovated home tucked away in this quiet cul-de-sac in the highly-desirable golf course community of the Hamptons. Built by Sundance Homes, this extensively upgraded two storey enjoys vinyl plank floors & central air, total of 5 bedrooms + den, stunning designer kitchen with granite countertops & some of the improvements include interior paint & lighting, bathrooms, appliances & all polyB piping replaced with PEX. Wonderful family home featuring an expansive living room with gas fireplace & large picture window, separate formal dining room, breakfast nook with built-in seating & dedicated home office. The sleek new kitchen is a sight-to-behold, with its oversized central island & soft-close custom cabinetry, tile backsplash & stainless steel appliances including Fulgor Milano convection oven, Dacor gas cooktop & Bosch dishwasher. Upstairs on the 2nd floor are 3 terrific bedrooms & 2 full bathrooms, highlighted by the owners' retreat with walk-in closet & complete with built-in organizers, & gorgeous ensuite with heated floors & free-standing soaker tub, granite-topped double vanities & oversized shower. Between the bedrooms is the open concept landing with 2 skylights & multi-purpose loft area; ideal as a lounge/sitting room, play area for the kids or study. The lower level & with high ceilings, is finished with 2 bedrooms, large rec room, storage room & renovated bathroom. Main floor laundry/mudroom with LG washer & dryer, built-in lockers, sink & granite countertops. Completed in the fall of 2021, among the extensive renovations: granite counters, kitchen & laundry room (including the appliances), interior paint & lighting, baseboards & interior doors, PEX piping, all the bathrooms & vinyl plank floors on the main & 2nd floors. Almost 8,000sqft pie lot; fully fenced & landscaped,

complete with underground sprinklers, storage shed & deck with natural gas line for your BBQ. Truly incredible home here in this prime location within walking distance to the Hamptons School & bus stops, just minutes to the golf course & all neighbourhood amenities, shopping at the Hamptons Co-op & Edgemont Superstore plus quick easy access to schools & parks, major retail centers & hospitals, University of Calgary & downtown.