



GRASSROOTS
REALTY GROUP

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22 Hamptons Heights NW
Calgary, Alberta

MLS # A2264868



\$1,250,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,735 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Slate

Sewer: -

Roof: Concrete

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV Mounts, Oak standalone bookcase/shelving unit at bottom of stairs to walkout, shelving in utility room, umbrella & stand on upper deck

Backing onto the 16th hole of The Hamptons Golf Course, this meticulously maintained, single-owner walkout home offers nearly 4,000 sq. ft. of developed living space. Enjoy unobstructed east-facing sunrise views over the fairway, pond, and city, plus night-time city lights. The main floor features an open-concept kitchen, dining, and family area with gas-burning fireplace, main floor den with built-in cabinetry, and an upper deck with frameless glass railing and two gas connections for flexible outdoor living. The kitchen includes Sub-Zero "built-in fridge/freezer, Wolf "dual-fuel range, Panasonic microwave, Miele dishwasher, and hood fan, while Hunter Douglas window coverings enhance the main spaces. Upstairs, the home offers four spacious bedrooms, including a primary suite with custom ensuite (2015) featuring a standalone soaking tub, in-floor heating, glass-enclosed shower with rain head, custom cabinetry, and Kohler designer fixtures. TV mounts are in the living room and master bedroom. The walkout basement extends living space with a large office wired for internet and dual phone lines, custom maple cabinetry with media centre and bookcase, second gas-burning fireplace, and additional flex room ideal as a bedroom, gym, or hobby space. Direct access to a large interlocking patio provides private golf course views. An oak standalone bookcase at the bottom of the stairs is included. Other features include LG washer & dryer, two Amana high-efficiency furnaces, central A/C, two water heaters (2025), Kinetico water system, Vacu-Flo system with attachments, updated vinyl-clad windows (2015–2021), oversized two-and-a-half-car garage with large driveway, and a programmable in-ground irrigation system. Located on a quiet street and maintained as a no-pet home, this property combines exceptional design, premium

finishes, and a premier golf course setting in The Hamptons, close to parks, schools, walking paths, and convenient access to Stoney Trail, Country Hills Boulevard, and Shaganappi Trail.