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135 Hamptons Park NW Calgary, Alberta

MLS # A2265433



\$759,000

Division:	Hamptons		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,246 sq.ft.	Age:	1992 (33 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Water: Fireplace Insert, Forced Air, Natural Gas Floors: Sewer: Hardwood Roof: Condo Fee: Clay Tile **Basement:** LLD: Full, Unfinished **Exterior:** Zoning: Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Crown Molding, High Ceilings, Open Floorplan, Skylight(s)

Inclusions: n/a

This rare and exquisite villa bungalow offers a truly special setting with breathtaking golf course views and a peaceful, private location just steps from scenic green pathways. The open-concept kitchen overlooks the fairway, featuring bright white cabinetry, a spacious bay-window nook, and beautiful oak hardwood floors that flow seamlessly into the elegant formal dining room and vaulted great room with a two-way fireplace—perfect for entertaining or quiet evenings in. Enjoy a large primary suite with soaring ceilings, a 4-piece spa-inspired ensuite complete with a walk-in soaker tub and separate shower, plus a main-floor den with another bay window offering abundant natural light. Outside, the expansive rear deck and lush manicured surroundings provide an oasis of calm with direct views of the Hamptons Golf Course. Located across from a beautiful park leading to tennis courts and a playground, this home belongs to an

exclusive HOA community (\$221/month) that includes professional landscaping and snow removal—even your driveway! Enjoy

luxury, privacy, and convenience in this turn-key villa—not a condo, but a true carefree lifestyle!