



GRASSROOTS
REALTY GROUP

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135 Hamptons Park NW
Calgary, Alberta

MLS # A2265433



\$649,000

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:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, High Ceilings, Open Floorplan, Skylight(s)		

Inclusions: n/a

Wow... Christmas Special reduction, ...check out this unbelievable price reduction! Seller wants it sold. This rare and exquisite villa bungalow offers a truly special setting with breathtaking park views and a peaceful, private location just steps from scenic green pathways. The open-concept kitchen overlooks the park, 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 Hamptons Park. The property adjoins a beautiful park leading to tennis courts, golf course 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!