



GRASSROOTS
REALTY GROUP

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185 Hamptons Square NW
Calgary, Alberta

MLS # A2276321



\$1,099,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hamptons | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,968 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Faces Front, Oversized | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Greenbelt | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Granite Counters, Jetted Tub, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Alarm system hardware, cabinets in garage, storage shed, wall-mounted TVs/brackets in basement bedrooms, large freezer in furnace room

Backing onto a park in exclusive Hamptons Square is where you'll find this beautifully maintained home in the highly-desirable golf course community of the Hamptons. Built by Calbridge on this wonderful corner lot, this mint condition walkout bungalow enjoys gleaming hardwood floors & skylights, 4 bedrooms & 3 full bathrooms, renovated white kitchen with granite countertops & fabulous walkout level with sensational enclosed patio. You will just love the warm & inviting design of the air-conditioned main floor with its expanse of vaulted ceilings & windows, featuring the West-facing living room with wraparound windows, open concept formal dining room with bay window & sun-drenched family room with new fireplace (2022). The beautiful updated kitchen has granite counters, walk-in pantry & the upgraded appliances include cooktop stove, double built-in convection ovens & Bosch dishwasher. Two bedrooms & 2 full baths on the main floor highlighted by the private owners' retreat with large walk-in closet & jetted tub ensuite with heated floors, skylight & separate shower. The 2nd bathroom - also with heated floors, is conveniently right across from the 2nd bedroom. The walkout level is finished with 2 big bedrooms, full bath with oversized walk-in shower, huge open games/rec room with fireplace & fabulous enclosed patio with access onto a 2nd patio in the private treed backyard. Main floor laundry room complete with sink, lots of closet space & Bosch washer & dryer. Additional features & extras include Hunter Douglas blinds, NEST thermostats & CO/smoke detectors, motion & hue lights, underground sprinklers, heat lamps in the main & walkout bathrooms, oversized 2 car garage with built-in cabinets & central vacuflow system with 3 hoses (2 for the house & 1 for the garage). Other improvements: clay tile roof (2022), renovated bathrooms with quartz counters (2015),

hot water tank (2019), both furnaces (2017), water softener (2014) & window glass (2017). Prime location within walking distance to bus stops & tennis courts, only a few short minutes to shopping at Hamptons Co-op & Edgemont Superstore, plus quick easy access to Nose Hill Park, Crowfoot Centre & LRT, major retail centers, University of Calgary, hospitals & downtown.