



**134 Hamptons Heath NW  
Calgary, Alberta**

**MLS # A2283856**



**\$700,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

\*\* Welcome to 134 Hamptons Heath NW — a solid, traditional two-storey family home, tucked away on a quiet cul-de-sac in one of the Hamptons'; more desirable pockets. This location truly delivers: you're just steps from parks and pathways, tennis courts, schools, and shopping, the Hamptons Golf Club, with quick access to all major roadways, making commuting and everyday errands a breeze. From the curb, you'll appreciate the mature landscaping and the double attached garage. The fully fenced backyard offers a sunny west exposure and a large deck, perfect for evening barbecues and relaxing summer nights. \*\* Step inside and you're welcomed by a bright, airy main floor featuring a vaulted living room and dining area, a large tiled front entrance, and a sweeping staircase leading to the upper level. The kitchen and eating nook overlook the backyard and open through patio doors to the deck, flowing seamlessly into a comfortable family room — ideal for everyday living and entertaining. At the back entrance, you'll find a convenient two-piece powder room and a good-sized laundry area, thoughtfully placed for busy family life. \*\* Upstairs, the primary bedroom offers a full ensuite and walk-in closet, while two generous secondary bedrooms provide ample closet space and share a four-piece main bathroom. \*\* The fully developed lower level adds individual versatility, featuring a huge family and games room, plus a smaller craft room or home office, along with excellent storage and custom shelving. \*\* This home has seen recent upgrades, shows very well, is well priced, and is ready for quick possession. \*\* Call your favourite Realtor, or join us at the open house this Saturday and Sunday from 1:30 to 4:00 PM. \*\* This one is a must-see. --- Come on by and say HELLO.