



**10409 Hamptons Boulevard NW  
Calgary, Alberta**

**MLS # A2294636**



**\$1,149,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,584 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, On Golf Course, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 10409 Hamptons Boulevard NW, a truly exceptional walkout estate home backing directly onto the golf course, offering a rare blend of privacy, open views, and timeless elegance. Positioned across from an expansive green space with a tennis court and park, this home captures the essence of refined Hamptons living - where both front and back outlooks are equally breathtaking. With 2,584 SF above grade and a fully developed walkout basement, this meticulously maintained residence offers almost 3,700 SF of total living space designed for both everyday comfort and elevated entertaining. From the moment you enter, you are greeted by a dramatic open-to-above design, highlighted by a sweeping curved staircase and expansive windows that frame the lush golf course beyond. The main floor offers a thoughtful and functional layout, including multiple living areas, a dedicated office, and a spacious kitchen that seamlessly connects to the dining and family room - perfectly positioned to maximize the stunning rear views. Upstairs, the home continues to impress with three generously sized bedrooms, including a serene primary retreat featuring a large walk-in closet and a luxurious ensuite. The open-to-below design enhances the sense of space and light throughout the upper level. The fully finished walkout basement adds incredible versatility, complete with a large recreation room, additional bedroom, and full bathroom - ideal for guests, extended family, or a private retreat space. This home has been extensively cared for and thoughtfully updated, including two new furnaces, two new hot water tanks, a newer A/C unit on the upper level, newer appliances, and new carpet in the basement - offering peace of mind and long-term value for the next owner. Step outside and experience what truly sets this home apart: a rare walkout lot backing onto the golf course, while the front of the

home opens onto a wide green space with a tennis court - creating a unique sense of openness, privacy, and lifestyle that is seldom found. Located in one of Calgary's most sought-after communities, close to schools, shopping, and amenities, this is a rare opportunity to own a home where location, layout, and lifestyle come together seamlessly. Book your private showing today.