



**28 Hamptons Rise NW  
Calgary, Alberta**

**MLS # A2304593**



**\$795,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,370 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, No Neighbours Behind, On Golf Course		

<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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Storage dresser in the utility room

BACKING ONTO THE HAMPTONS GOLF COURSE &mdash; just a 4 minute walk to the clubhouse &mdash; this executive attached villa is located in the highly sought-after Hamptons Club Chateaux. Offering a double attached garage, 1 + 2 bedrooms, and 2.5 bathrooms, this home also features two fireplaces and an exceptional layout. The main floor showcases soaring 12-foot vaulted ceilings, hardwood flooring, a private den/office, and a convenient mudroom with washer and dryer. You&rsquo;ll also find a half bath, formal dining area, and an open-concept living room with a cozy gas fireplace. The bright breakfast nook overlooks the golf course, while the well-appointed kitchen includes granite countertops, an undermount sink, dishwasher, cooktop, built-in wall oven and microwave, fridge, and ample storage. The primary bedroom is ideally situated on the main floor, complete with a walk-in closet and a spa-inspired ensuite featuring a new, oversized soaker tub and separate shower. The fully developed lower level offers two additional bedrooms, a full bathroom, a spacious family room with a second fireplace, and several custom built-in shelving units. Recent updates include the removal of all Poly B plumbing (2024), new furnace, hot water tank, water softener, air conditioning (2024), and several new Lux windows. Unbeatable location &mdash; just minutes to Stoney Trail (Calgary Ring Road) and Deerfoot Trail, 20 minutes to Calgary International Airport, and 25 minutes to downtown. Only 10 minutes to Beacon Hill Shopping Centre, with convenient access to Costco, banks, gyms, Staples, Canadian Tire, Home Depot, restaurants, grocery stores, and more. This is a fantastic opportunity to own a beautiful home in a premier location &mdash; don&rsquo;t miss it!