



**105 Hamptons Close NW
Calgary, Alberta**

MLS # A2152052



\$1,100,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,816 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Steam Room, Storage, Walk-In Closet(s)

Inclusions: alarm system hardware. NOTE: steam shower, vacuflor & alarm hardware <as is>

In one of the most desirable areas of the Hamptons is this fantastic two storey walkout, built by Lupi Luxury Homes with a total of 5 bedrooms, beautiful cherrywood kitchen with granite countertops & is available for quick possession for a family to make it their new home. Original owners of this fully finished custom home, which enjoys extensive tile floors & 2 decks, oversized 2 car garage, stainless steel appliances & is located on this quiet crescent just minutes to the golf course clubhouse. Wonderful estate floorplan with 9ft ceilings on the main floor, open concept living/dining room graced by columns, two storey family room with fireplace & 18ft ceilings, dining nook with access onto the balcony & smashing gourmet kitchen with large centre island, loads of cabinet space & walkthru pantry to the mudroom. The stainless steel appliances include Bosch dishwasher, Electrolux gas cooktop & huge French door Frigidaire fridge. Total of 4 bedrooms & 2 full baths on the upper level, highlighted by the oversized owners' retreat with big walk-in closet & jetted tub ensuite with double vanities & separate shower. The walkout level is finished with 5th bedroom, bathroom with steam shower, lots of storage space & games/rec room. Other features include new carpets & interior paint, main floor laundry room with Samsung washer & dryer, built-in ceiling speakers, 2 furnaces & 2 hot water tanks, lots of extra space for storage & backyard with patio. Exclusive location within walking distance to the golf course clubhouse & bus stops, quick easy access to Hamptons School & Hamptons Co-op shopping, plus only minutes to Edgemont Superstore, Crowfoot Centre, LRT & more!