

# \$1,046,000 - 202 Hamptons Gardens Nw, Calgary

MLS® #A2187270

**\$1,046,000**

4 Bedroom, 4.00 Bathroom, 2,250 sqft  
Residential on 0.15 Acres

Hamptons, Calgary, Alberta

Prestigious, bright, clean & move-in conditions 2-storey (AC & double fireplaces) home, situated in the most sought NW community with a total of 3,318 SF living space (total 3 + 1: 4 Bedrooms, & 3.5 Baths), & walking distance to school. Total renovations throughout in 2023's Fall, covering: new S/S appliances, counter-tops, undermount sink / plumbing fixtures, kitchen backsplash, flooring, painting (walls & ceilings), light fixtures and the Radon Mitigation System! Stunning high ceiling Front Living Room blending in with extensive use of stair railings. Functional Great Room concept for Main (LVP throughout) with Den, & Laundry with sink. Upper level - featuring 3 good sized bedrooms: Master with jet-tub & separate shower, plus a huge walk-in closet. Finished basement has Rec. Room / Game area, plus a bedroom, movie theatre / Yoga room, & a Full Bath. Oversized South backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or to build a (secondary) Backyard dwelling. Corner lot provides ample visitor parking spaces for gatherings. Easy access to everywhere / minutes to Stoney Trail, & close proximity to playground / school / transportation / shopping & all amenities. View to feel it's talking to you like home. Realtors: Please note Private Remarks.

Built in 1998



## Essential Information

MLS® #	A2187270
Price	\$1,046,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	202 Hamptons Gardens Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5X4

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corners Marked, Irregular Lot
Roof	Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	94
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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