

# \$900,000 - 637 Hamptons Drive Nw, Calgary

MLS® #A2213224

**\$900,000**

5 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 0.12 Acres

Hamptons, Calgary, Alberta

Discover Your Ideal Family Lifestyle in the Hamptons! Envision your family settling into this exceptional 6-bedroom home nestled in the prestigious Hamptons community. ( 4 rooms top floor, 2 rooms basement). This well maintained home is smoke free has an abundance of living space. The expansive primary suite offers a private retreat with a comfortable sitting area, complemented by three additional generously sized bedrooms perfect for a growing family. The main floor is designed for easy living and entertaining, with a kitchen that seamlessly connects to a delightful deck – ideal for summer BBQs and gatherings. The main floor has an office room, powder room and a laundry room that connects to the garage. Enjoy peace of mind with several recent upgrades, including a new roof, furnace (2023), central AC, insulated garage (2022), and hot water tank (2021). Adding incredible value is a fully legal secondary suite with its own entrance and walkout access (1062 sq ft), offering a fantastic opportunity for rental income or multi-generational living, complete with a kitchen, bedroom, and versatile flex room that could be used as a bedroom when you add a dresser. This prime Hamptons location provides unparalleled convenience, with easy access to major roadways, diverse shopping, a wealth of amenities, a renowned golf course, and numerous scenic parks and pathways. Don't miss the chance to experience the Hamptons lifestyle – book your showing



today!

Built in 1999

### Essential Information

MLS® #	A2213224
Price	\$900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	637 Hamptons Drive Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5Y4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Landscaped, Lawn, Other, Paved
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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