

# \$1,239,000 - 75 Hamptons Bay Nw, Calgary

MLS® #A2248358

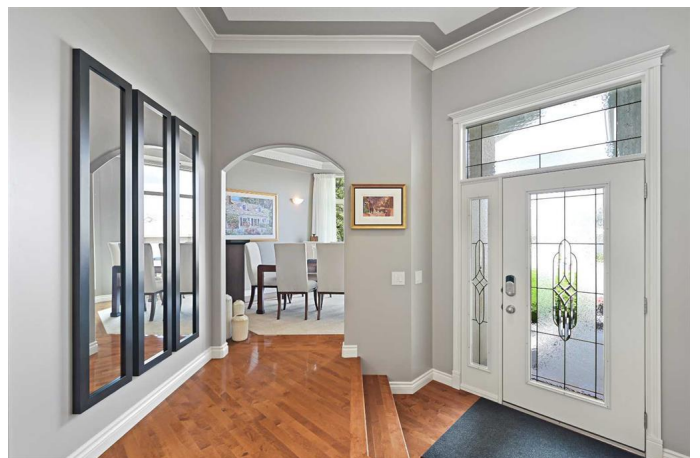
**\$1,239,000**

3 Bedroom, 3.00 Bathroom, 2,031 sqft

Residential on 0.28 Acres

Hamptons, Calgary, Alberta

This custom built home has WOW factor throughout! A stunning bungalow backing on to golf course on a large pie-like lot in "Chateau on the Eighteenth", an exclusive Hamptons area. From the front entry glistening hardwood reflects a neatly treed lot through 8 feet of glass windows at the rear. An open floorplan reveals a massive kitchen living area with circular staircase to the lower level. Recently renovated, the kitchen includes solid wood cabinets, roll out and soft close doors and drawers, with counters, two islands and a desk that include more than 40 ft of granite. Appliances, two wall ovens, a warming oven, microwave oven, dishwasher, 42" french door refrigerator/freezer, induction cooktop and downdraft fan are all built in. A kitchen dining nook, surrounded by glass, overlooks the golf course, and opens to a extra large deck much of which is covered and or protected from the elements by an electric awning and two large electrically operated screens. The living area highlights the 10 foot ceilings throughout the main floor with a natural stone floor to ceiling fireplace place with an electric burner for heat or ambience. The 2,030 sq ft of living space on the main floor includes a large dining room with recessed lighting, a large den with access through double French doors that houses a custom desk, credenza and closed door book case. A spacious Primary Bedroom with homey fireplace and elegant millwork includes large walk-in closet with built-ins and an



ensuite with his & her sinks, make-up counter, an abundance of counter-top space, spa-like tub and separate oversized shower, all naturally lit with a large skylight. Filling out the main floor is a large laundry room with washer, dryer extra fridge, extra freezer and an abundance of cabinetry for storage. The naturally-lit curved staircase leads to the professionally developed lower level, with 9 ft clear ceilings, all new carpeting that presents a classic family room with custom built-ins flanking the cozy gas fireplace - ideal for entertaining. A wet-Bar with a large sweeping counter, includes beverage cooler, wine cooler and custom wine racking to holdover 100 bottles of your finest. Adjacent is the games area with pool table appointed with a striking antique overhead pool table light. Two more large bedrooms with large bright windows and a full bath down along with a workshop and gym make this lower-level living exceptional. Utilities include two year old central air conditioning, zoned two furnace heating, humidifiers and tankless hotwater system. Extras include undercounter lighting, island lighting for ambience, power blinds on the main floor, state-of-the-art alarm system, central vac system, water softener, Gemstone programable outdoor lights, outdoor TV, sound system with interior & exterior speakers and a lower circular stone patio off the main deck. Gorgeous turn-key living with an abundance of manicured lawn and a SW back yard that is largest in the area - all maintained by the HOA. Call today!

Built in 1997

### **Essential Information**

MLS® #	A2248358
Price	\$1,239,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,031
Acres	0.28
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	75 Hamptons Bay Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3R6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2
Waterfront	Pond

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Crown Molding, Tankless Hot Water, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In, Humidifier, Tankless Water Heater, Warming Drawer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Basement, Electric, Gas, Living Room, Mantle, Stone, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Awning(s)
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Treed, Close to Clubhouse, On Golf Course, Underground Sprinklers
Roof	Concrete
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	187
HOA Fees Freq.	MON

## Listing Details

Listing Office	Chickadee Realty & Design
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