

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

MLS® #A2226775

**\$1,239,000**

3 Bedroom, 3.00 Bathroom, 2,031 sqft

Residential on 0.28 Acres

Hamptons, Calgary, Alberta

STUNNING BUNGALOW VILLA BACKING ONTO GOLF COURSE ON PARK-LIKE PIE LOT. Distinguished executive bungalow villa nestled on a quiet-cul-de-sac, on an expansive pie lot where all the landscaping duties are taken care of for you! Gorgeous turn-key living features 2,020 sq ft on the main floor with over 4,000 sq ft of living space. Tastefully updated residence with 10 ft ceilings throughout, large skylights, super-open concept, with transome windows complete with power blinds allowing you to take in lovely views of your treed yard, golf course and pond. Rich hardwood throughout the main floor compliments the upscale architectural details, fluted columns, coving and millwork. Impressive natural stone contemporary fireplace sets the tone in the gracious living room. Take dining up to the next level in the private, up-lit dining room. Updated chef's kitchen featuring two islands, 40 ft of granite counter-tops, built-in fridge, induction cook-top, two built-in wall ovens, built-in microwave, warming drawer and touch-faucet. Built-in audio throughout, including deck. Double french doors open to den with built-in desk. Spacious Primary Bedroom with lovely fireplace and more elegant millwork. Walk-in closet with built-ins. Ensuite with his & her sinks, make-up counter, abundance of counter-top space, spa-like tub and separate oversized shower, naturally lit with a large skylight. A naturally-lit curved staircase leads down to the professionally developed



basement, with 9 ft ceilings, presents a classic family room with custom built-ins flanking the cozy gas fireplace - ideal for entertaining the grandchildren. Wet-Bar with a large sweeping counter, easily seats 8, beverage cooler, wine cooler and custom wine racking to hold over 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. You'll love stepping out on to the south west deck which wraps around to the back, with steps down to a round patio and abundance of manicured lawn and trees - all taken care of by the HOA with monthly fees of only \$188. This is not a condo but instead a much easier way to live! This enormous pie-lot with SW back yard is the largest in the area, complete with inground irrigation system operated by HOA so no hard chores... just sit back and enjoy the view! Abundance of fragrant flowering trees frame this picturesque back yard. Extras are central air conditioning, zoned heating, tankless hot water, state-of-the-art alarm system, central vac system, Gem lights, motorized deck screens, motorized awning, outdoor t.v. and speakers, duradeck finished deck, and circular stone patio. So much to offer in this exclusive sought-after neighborhood of "Chateau on the Eighteenth". Call and book your private viewing today.

Built in 1997

### **Essential Information**

MLS® #	A2226775
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	T3A 3R6

### 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, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Crown Molding, French Door, Recessed Lighting, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, Warming Drawer, Washer, Water Softener, Window Coverings, Wine Refrigerator, Oven-Built-In, Induction Cooktop, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Basement, Electric, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 4th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	187
HOA Fees Freq.	MON

## Listing Details

Listing Office	Chickadee Realty & Design
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