

# \$1,269,900 - 10449 Hamptons Boulevard Nw, Calgary

MLS® #A2254902

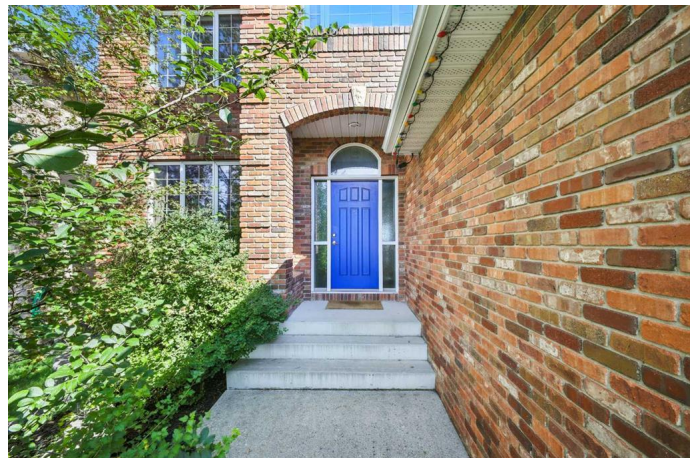
**\$1,269,900**

6 Bedroom, 4.00 Bathroom, 3,151 sqft

Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Beautifully upgraded former Chancellor showhome backing onto the prestigious Hamptons golf course with unobstructed views of the greens & fairways. Offering a total of 6 bedrooms, relaxing central air & rubber roof, this fully finished estate home with classic brick facade, boasts extensive hardwood flooring, gourmet kitchen with granite counters & 2 fireplaces. Prime location just steps to bus stops & across from the Hamptons School & sports fields. Complemented by 9ft ceilings & beautiful hardwood/tile floors, you'll embrace the traditional design of the main floor with its formal living & dining rooms, expansive family room with cozy window seat & gas fireplace accented by built-in bookcases, dining nook with floor-to-ceiling windows & stylish gourmet kitchen with granite counters & centre island, walk-in pantry & upgraded black/stainless steel appliances including brand new fridge. The eye-catching spiral staircase winds its way up to the 2nd floor where you'll find 4 great-sized bedrooms - all with hardwood floors - & features the wonderful owners' retreat with sitting area & Valor gas fireplace, panoramic golf course views, walk-in closet & relaxing jetted tub ensuite with double vanities, separate shower & tile floors. Shared by the other 3 bedrooms, the family bath has a skylight & double vanities plus there is another full bath in the finished walkout level along with 2 bedrooms & terrific media/rec room with wet bar & built-in entertainment centre. Oversized 2 car garage, New furnaces(year 2023), hot



water tank (year 2023), curtains(year 2023,main floor and basement flooring(year 2023). A truly sensational home perfect for the growing family, only a heartbeat away from shopping & community amenities, golf course & beyond!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254902    |
| Price          | \$1,269,900 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,151       |
| Acres          | 0.14        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 10449 Hamptons Boulevard Nw |
| Subdivision | Hamptons                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 6A3                     |

**Amenities**

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

**Interior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Skylight(s), Vaulted Ceiling(s), Bookcases                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                                                         |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Lot Description   | No Neighbours Behind, On Golf Course |
| Roof              | Rubber                               |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 50                  |
| Zoning         | R-CG                |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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