

# \$1,749,900 - 74 Hamptons Manor Nw, Calgary

MLS® #A2206835

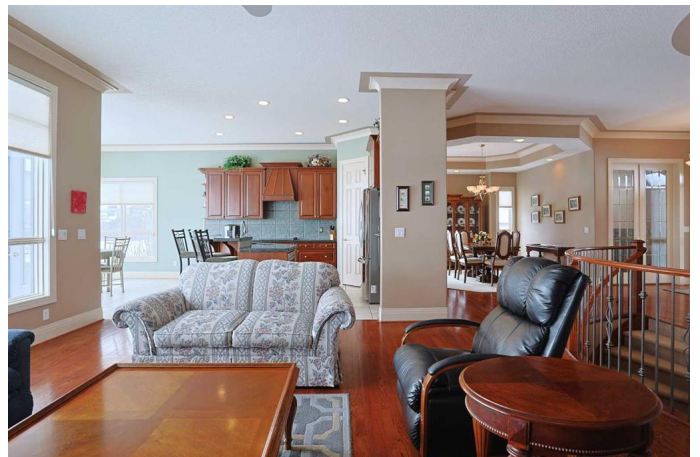
**\$1,749,900**

4 Bedroom, 4.00 Bathroom, 2,084 sqft

Residential on 0.17 Acres

Hamptons, Calgary, Alberta

Perched on the ridge overlooking the prestigious Hamptons golf course is this truly incredible custom home—a stunning walkout bungalow with over 3200sqft of air-conditioning living space, 4 bedrooms & 3.5 bathrooms, oversized 2 car garage & spectacular views as far as the eye can see! Original owners of this mint condition home, which enjoys rich hardwood floors & 2 fireplaces, cherrywood kitchen with granite countertops, finished walkout level with infloor heating & beautifully landscaped backyard with stamped concrete patio & gardens. Complemented by soaring 10ft ceilings & an expanse of windows, you will love the open concept flow of the main floor with its elegant formal dining room with tray ceiling, gracious living room with fireplace & built-in entertainment centre, dining nook with huge windows on 3 sides & sleek chef's kitchen with walk-in pantry, tile floors & backsplash, island with raised bar & upgraded appliances including cooktop stove & built-in convection oven. Breathtaking views of the golf course through the wall-of-windows in the private owners' retreat, which comes complete with built-in cabinets, walk-in closet & enticing jetted tub ensuite with separate shower, tile floors & double vanities. The 2nd main floor bedroom also has a great-sized closet & its own ensuite with shower. The walkout level — with infloor heating, is beautifully finished with 2 big bedrooms, another full bathroom, games area with wet bar & marvelous rec



room with 3-sided fireplace, built-ins & sunny exercise area; plus tons of space for storage & a huge unspoiled area which would be perfect for another future bedroom & media room. Additional features include the main floor home office with French doors, main floor laundry/mudroom with sink & built-in cabinets, Hunter Douglas blinds & crown moldings, Aquamaster Pro water softener, irrigation system & fantastic outdoor space on the East-facing balcony “ with access from both the dining nook & owners’s™ suite, & on the private covered walkout level patio. Located here on one of the most exclusive streets in this popular golf course community just minutes to the clubhouse & bus stops, Hamptons School & neighbourhood amenities, with quick & easy access to area shopping (Edgemont Superstore, Hamptons Co-op, Beacon Hill, Crowfoot, etc), highly-rated schools, hospitals & downtown.

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206835    |
| Price          | \$1,749,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,084       |
| Acres          | 0.17        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

Address                      74 Hamptons Manor Nw

|             |          |
|-------------|----------|
| Subdivision | Hamptons |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3A 6K1  |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Park  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Tray Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven, Electric Cooktop, Garburator  |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Living Room, Basement, Three-Sided   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views, Garden, Greenbelt, On Golf Course, Underground Sprinklers |
| Roof              | Concrete  |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 41              |

|                |      |
|----------------|------|
| Zoning         | R-CG |
| HOA Fees       | 200  |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office            Royal LePage Benchmark

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