

\$1,200,000 - 185 Hamptons Square Nw, Calgary

MLS® #A2262404

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,968 sqft

Residential on 0.18 Acres

Hamptons, Calgary, Alberta

Backing onto a park in exclusive Hamptons Square is where you'll find this beautifully maintained home in the highly-desirable golf course community of the Hamptons. Built by Calbridge on this wonderful corner lot, this mint condition walkout bungalow enjoys gleaming hardwood floors & skylights, 4 bedrooms & 3 full bathrooms, renovated white kitchen with granite countertops & fabulous walkout level with sensational enclosed patio. You will just love the warm & inviting design of the air-conditioned main floor with its expanse of vaulted ceilings & windows, featuring the West-facing living room with wraparound windows, open concept formal dining room with bay window & sun-drenched family room with new fireplace (2022). The beautiful updated kitchen has granite counters, walk-in pantry & the upgraded appliances include cooktop stove, double built-in convection ovens & Bosch dishwasher. Two bedrooms & 2 full baths on the main floor highlighted by the private owners' retreat with large walk-in closet & jetted tub ensuite with heated floors, skylight & separate shower. The 2nd bathroom - also with heated floors, is conveniently right across from the 2nd bedroom. The walkout level is finished with 2 big bedrooms, full bath with oversized walk-in shower, huge open games/rec room with fireplace & fabulous enclosed patio with access onto a 2nd patio in the private treed backyard. Main floor laundry room complete with sink, lots of closet space & Bosch washer & dryer. Additional features &



extras include Hunter Douglas blinds, NEST thermostats & CO/smoke detectors, motion & hue lights, underground sprinklers, heat lamps in the main & walkout bathrooms, oversized 2 car garage with built-in cabinets & central vacuflo system with 3 hoses (2 for the house & 1 for the garage). Other improvements: clay tile roof (2022), renovated bathrooms with quartz counters (2015), hot water tank (2019), both furnaces (2017), water softener (2014) & window glass (2017). Prime location within walking distance to bus stops & tennis courts, only a few short minutes to shopping at Hamptons Co-op & Edgemont Superstore, plus quick easy access to Nose Hill Park, Crowfoot Centre & LRT, major retail centers, University of Calgary, hospitals & downtown.

Built in 1995

Essential Information

MLS® #	A2262404
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,968
Acres	0.18
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	185 Hamptons Square Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3A 5C3

Amenities

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

Interior

Interior Features Central Vacuum, Granite Counters, Jetted Tub, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Washer, Water Softener, Window Coverings, Convection Oven, Electric Cooktop
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Recreation Room, Tile
Has Basement Yes
Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views, Greenbelt
Roof Clay Tile
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025
Days on Market 31
Zoning R-C1
HOA Fees 200
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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