

# \$825,000 - 262 Hamptons Park Nw, Calgary

MLS® #A2223168

**\$825,000**

2 Bedroom, 3.00 Bathroom, 1,470 sqft

Residential on 0.18 Acres

Hamptons, Calgary, Alberta

Open House Saturday, May 24th, 12-2 pm.  
Welcome to this exceptional and extensively upgraded executive villa in the sought-after Hamptons Park Chateaux. Offering almost 2500 sq/ft of total living space, this meticulously maintained home provides an abundance of sunlight, living space and privacy. This fabulous home offers soaring vaulted ceilings, newer engineered hardwood, and seamless interaction between all living spaces. The updated kitchen is the true heart of this home and features sleek contemporary cabinets, newer stainless appliances, expansive quartz counters and backsplash and a large pantry. The kitchen opens easily to the cozy breakfast nook that leads to the sunny south-west facing deck, the perfect spot to enjoy lazy summer days and evenings. The large great room is the home's entertainment centre and ideal space to relax or entertain family and friends. The private primary suite offers an updated luxury ensuite bathroom and an oversized closet to complement the original spacious walk-in. The main floor also includes an intimate dining room, a private den, and an efficient laundry area. The basement is finished to the same standards as the main floor and offers flexible living space to sit back and watch a movie or catch the game. The adjacent office nook is the perfect size; the bar area is ideal for a games area. The current gym area is a great place to stay fit, or it could be converted to a bedroom for extra guests. The basement is completed with a large guest



bedroom, an updated four-piece bathroom and a massive storage area. Addition upgrades include: concrete tile roof and main floor windows (2018), Poly-B plumbing lines removed (2024), two new furnaces and air purifiers (2014), cantelevers spray foamed for additional insulation, plus numerous other improvements. Book your viewing of this fantastic home and community.

Built in 1992

**Essential Information**

MLS® #	A2223168
Price	\$825,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.18
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	262 Hamptons Park Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Playground, Tennis Court(s)

Lot Description Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind

Roof Concrete

Construction Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 23rd, 2025

Days on Market 1

Zoning R-CG

HOA Fees 221

HOA Fees Freq. MON

### Listing Details

Listing Office RE/MAX Realty Professionals

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