

# \$1,079,900 - 161 Hamptons Gardens Nw, Calgary

MLS® #A2261100

**\$1,079,900**

5 Bedroom, 4.00 Bathroom, 2,493 sqft

Residential on 0.18 Acres

Hamptons, Calgary, Alberta

Knocking it out of the park is this beautifully renovated home tucked away in this quiet cul-de-sac in the highly-desirable golf course community of the Hamptons. Built by Sundance Homes, this extensively upgraded two storey enjoys vinyl plank floors & central air, total of 5 bedrooms + den, stunning designer kitchen with granite countertops & some of the improvements include interior paint & lighting, bathrooms, appliances & all polyB piping replaced with PEX. Wonderful family home featuring an expansive living room with gas fireplace & large picture window, separate formal dining room, breakfast nook with built-in seating & dedicated home office. The sleek new kitchen is a sight-to-behold, with its oversized central island & soft-close custom cabinetry, tile backsplash & stainless steel appliances including Fulgor Milano convection oven, Dacor gas cooktop & Bosch dishwasher. Upstairs on the 2nd floor are 3 terrific bedrooms & 2 full bathrooms, highlighted by the owners'™ retreat with walk-in closet "complete with built-in organizers, & gorgeous ensuite with heated floors & free-standing soaker tub, granite-topped double vanities & oversized shower. Between the bedrooms is the open concept landing with 2 skylights & multi-purpose loft area"ideal as a lounge/sitting room, play area for the kids or study. The lower level "with high ceilings, is finished with 2 bedrooms, large rec room, storage room & renovated bathroom. Main



floor laundry/mudroom with LG washer & dryer, built-in lockers, sink & granite countertops. Completed in the fall of 2021, among the extensive renovations: granite counters, kitchen & laundry room (including the appliances), interior paint & lighting, baseboards & interior doors, PEX piping, all the bathrooms & vinyl plank floors on the main & 2nd floors. Almost 8,000sqft pie lotâ€¦fully fenced & landscaped, complete with underground sprinklers, storage shed & deck with natural gas line for your BBQ. Truly incredible home here in this prime location within walking distance to the Hamptons School & bus stops, just minutes to the golf course & all neighbourhood amenities, shopping at the Hamptons Co-op & Edgemont Superstore plus quick easy access to schools & parks, major retail centers & hospitals, University of Calgary & downtown.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261100    |
| Price          | \$1,079,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,493       |
| Acres          | 0.18        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 161 Hamptons Gardens Nw |
| Subdivision | Hamptons                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 5X5 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                      |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Pine Shake                                                                            |
| Construction      | Brick, Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 13                |
| Zoning         | R-C1              |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                  Royal LePage Benchmark

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