

16 Hamptons Heath NW  
Calgary, Alberta

MLS # A2164579



**\$1,100,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,586 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Irregular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), High Ceilings, Skylight(s), Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Water Filter

Location Location!! Backs onto the Big Park in the Hamptons. Watch your kids walk to school! Welcome to this well-maintained first-owner 2 Storey Home with Walkout Basement, offering over 3,700 sq. ft. of elegant living space and backing onto serene greenspace in the highly sought-after community of Hamptons. | Upgrades: 2 New Furnaces (2023), Windows (2013), Metal Roofing (2006) | 3+1 Beds & 2 Dens, 3.5 Baths Perfect Home for a Growing Family | 2-Storey High Ceiling in the Living & Family Room | Sunny East Landscaped Backyard | Double Attached & Insulated Garage | **\*\*\*CHECK OUT THE 3D VIRTUAL TOUR\*\*\*** Upon entering, you'll be captivated by the impressive 16'10" ceiling in the foyer. The formal Living Room features a large window and 14'3" vaulted ceilings, flooding the space with natural light, and is adjacent to the formal Dining Room. The spacious Kitchen includes a corner pantry and an eating bar, with a sunny Nook featuring a large bay window that overlooks the Backyard and greenspace behind. The generous Family Room boasts a 17'4" high ceiling with a ceiling fan, bay windows providing a great view of the Park, and a built-in bookcase with a gas fireplace. The main floor has a Den that can serve as a home office or guest bedroom, a Mud Room with Laundry and sink, and a Half Bath. Upstairs has the Master Retreat with a bay window, enjoy the open view of the park, and a 4 pc Ensuite (including a jetted tub and standing shower) along with a large walk-in closet. Two additional good-sized bedrooms, each with a spacious closet, and a 4 pc Bath with skylight to complete this level. The fully developed Walkout Basement offers a large Rec Room with an extra Nook area and a Wet bar with cabinets and shelves. Additionally a good sized 4th Bedroom, a

Den, a full Bath, and an extra open area that can be used as a kids playing area. Enjoy the Landscaped Backyard with a covered patio that is perfect for outdoor activities and relaxation. You can walk through the backyard gate to the green space and walking path of Hamptons Park. Conveniently located within walking distance to The Hamptons School, parks, and public transportation, and close to Tom Baines School, golf clubs, supermarkets, and Stoney Trail, this location is perfect for families seeking both convenience and tranquility. Don't miss this opportunity to move into this well-established community and this well-maintained Home by the original owner.