

**22 Hamptons Close NW**  
**Calgary, Alberta**

**MLS # A2176535**



**\$1,100,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,917 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Recessed Lighting		

**Inclusions:** N/A

Judicial Sale. House listing paused by Court until January 21st, 2025. Nestled in the heart of an exclusive estate-style community, this exquisite 2,900 sq ft home is a rare find for those seeking luxury and leisure. Located on a coveted corner lot, this property offers the perfect blend of elegance, comfort, and convenience. Featuring four spacious bedrooms and four pristine bathrooms, this home is designed to accommodate family living with ease. Each bedroom is generously sized, offering ample space for relaxation and personalization. The master suite is a true retreat, complete with a sumptuous en-suite bathroom and a large walk-in closet. Golf enthusiasts will be thrilled with the home's proximity to an excellent golf course, providing instant access to manicured fairways and picturesque greens. Imagine waking up on Saturday mornings, grabbing your clubs, and heading out to the course just minutes from your doorstep. The home's open-concept layout is ideal for both entertaining and everyday living. The gourmet kitchen, equipped with state-of-the-art appliances and elegant granite counter tops & Cherry Cabinets, seamlessly flows into the dining and living areas, creating a perfect setting for gatherings with family and friends. Large windows throughout the home flood the spaces with natural light, enhancing the beauty of its upscale design. Step outside to discover a beautifully landscaped yard, offering tranquil spots for outdoor relaxation or hosting al fresco dinner parties. The corner lot provides both privacy and a sense of grandeur, making this property a standout within the high-end neighborhood. This home is not just a residence but an investment in a lifestyle marked by luxury and convenience. Whether you're investing, upsizing, or seeking to elevate your living experience, this spectacular property near the golf course presents a unique

opportunity to own a piece of paradise. Don't miss the chance to make it yours!