

# \$1,046,000 - 202 Hamptons Gardens Nw, Calgary

MLS® #A2187270

**\$1,046,000**

4 Bedroom, 4.00 Bathroom, 2,250 sqft

Residential on 0.15 Acres

Hamptons, Calgary, Alberta

Prestigious, bright, clean & move-in conditions 2-storey (AC & double fireplaces) home, situated in the most sought NW community with a total of 3,318 SF living space (total 3 + 1: 4 Bedrooms, & 3.5 Baths), & walking distance to school. Total renovations throughout in 2023's Fall, covering: new S/S appliances, counter-tops, undermount sink / plumbing fixtures, kitchen backsplash, flooring, painting (walls & ceilings), light fixtures and the Radon Mitigation System! Stunning high ceiling Front Living Room blending in with extensive use of stair railings. Functional Great Room concept for Main (LVP throughout) with Den, & Laundry with sink. Upper level - featuring 3 good sized bedrooms: Master with jet-tub & separate shower, plus a huge walk-in closet. Finished basement has Rec. Room / Game area, plus a bedroom, movie theatre / Yoga room, & a Full Bath. Oversized South backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or to build a (secondary) Backyard dwelling. Corner lot provides ample visitor parking spaces for gatherings. Easy access to everywhere / minutes to Stoney Trail, & close proximity to playground / school / transportation / shopping & all amenities. View to feel it's talking to you like home. Realtors: Please note Private Remarks.

Built in 1998



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187270    |
| Price          | \$1,046,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,250       |
| Acres          | 0.15        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 202 Hamptons Gardens Nw |
| Subdivision | Hamptons                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A5X4                  |

## Amenities

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

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Water Softener |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |

|              |                            |
|--------------|----------------------------|
| Fireplaces   | Family Room, Gas, Basement |
| Has Basement | Yes                        |
| Basement     | Finished, Full             |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Corners Marked, Irregular Lot |
| Roof              | Shake                         |
| Construction      | Stucco, Wood Frame            |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 91                 |
| Zoning         | R-CG               |
| HOA Fees       | 210                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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