

116 Hamptons Park NW
Calgary, Alberta

MLS # A2175697



\$718,888

Division:	Hamptons		
Type:	Residential/Duplex		
Style:	Side by Side, Villa		
Size:	1,377 sq.ft.	Age:	1993 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaping		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile, Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)

Inclusions: none

Incredible Home IN SOUGHT AFTER HAMPTONS PARK CHATEAUX! FULLY FINISHED WALK-OUT BASEMENT WITH RENOVATED GORGEOUS KITCHEN! THIS UPSCALE VILLA BUNGALOW OFFERS A TOTAL OF 2 BEDROOMS, 2 & 1/2 BATHS & MAIN FLOOR DEN! A TOTAL OF OVER 2500 SQ.FT. DEVELOPED WITH VAULTED CEILINGS & SKYLIGHT, FORMAL DINING ROOM OFF STUNNING WHITE KITCHEN WITH HUGE BREAKFAST BAR ISLAND, QUARTZ COUNTERS, NUMEROUS CABINETS, & BRIGHT NOOK WITH BAY WINDOW! MAIN FLOOR DEN WITH ANOTHER BAY WINDOW. VAULTED GREAT ROOM WITH FIREPLACE OFF KITCHEN & REAR RAISED VINYL DECK ABOVE LOWER COVERED CONCRETE PATIO. THE MASTER BEDROOM ALSO HAS VAULTED CEILINGS & 4 PCE. ENSUITE WITH WALK IN SOAKER TUB & SEPARATE SHOWER. HARDWOOD, TILE, & LUXURY VINYL FLOORS, CENTRAL AIR CONDITIONING, UPGRADED HIGH EFFICIENCY FURNACES, & MAIN FLOOR LAUNDRY ARE SOME OF THE GREAT FEATURES YOU CAN ENJOY WITH THIS TURN KEY HOME! THE WALK-OUT BASEMENT IS DEVELOPED WITH A 2ND LARGE BEDROOM & AN OFFICE HOBBY ROOM WHICH CAN BE CHANGED TO A 3RD BEDROOM WITH ADJUSTING THE WINDOW. ANOTHER FULL 4 PCE. BATH & ALSO A GIANT REC. ROOM WITH 2ND GAS FIREPLACE & BAY WINDOW WITH SEPARATE ENTRANCE OUT TO PATIO! GOOD SIZED ATTACHED GARAGE ALL INSULATED & DRYWALLED. ACROSS FROM BEAUTIFUL GREENSPACE PARK LEADING TO TENNIS COURT & PLAY GROUND MAKE THIS A PERFECT HOME IN A SPECIAL HOA COMMUNITY THAT COVERS LANDSCAPING & SNOW REMOVAL(INCLUDING YOUR DRIVEWAY!) BUT NOT A CONDO!!