

**274 Hamptons Park NW**  
**Calgary, Alberta**

**MLS # A2176748**



**\$800,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** STAIR rail lift - can be re-installed.

**\*\* VERY spacious - bright & airy three bedroom villa, located in the highly sought after HAMPTONS Park Chateaux -- in the heart of this executive estate community. \*\* LOCATED a short walk to tennis courts, community parks & pathways, area shopping and an easy commute to several major traffic arteries. \*\* EASY to feel at home - as you step inside this beautiful home. \*\* FROM the cozy living room / dining room with beautiful vaulted ceilings & a two sided gas fireplace. \*\* AT the front door - you have a nice size den / office with custom built book shelves. \*\* THE kitchen is very bright and open with loads of cupboards, a centre - eating island, a corner pantry and an informal dining area overlooking a park like back yard area -- with access to the sunny west deck, with a gas hookup for the barbeque. It features vaulted ceilings, granite counter tops & a full compliment of appliances. \*\* AS you go down the short hall - there is a good size secondary bedroom and a full four piece bathroom. \*\* THEN the very spacious primary bedroom has a reading nook overlooking the park-like back yard area -- it has a spacious extensively renovated ensuite with large elegant step in shower, a large walk-in closet and custom built in linen cabinet. \*\* AT the back entrance - you have the full size washer and dryer and direct access to a good size garage. \*\* Downstairs opens up to a huge family games room with tons of natural light from the larger windows. -- The room features a beautiful rock faced gas fireplace, a good size TV with sound system. \*\* THE guest bedroom is a really good size with a huge walk-in closet - PLUS - there is another full size bathroom. \*\* TONS of storage and / or space for a hobby / craft room. \*\* WONDERFUL well maintained space up and down. \*\* CALL your favorite realtor and check-it-out \*\* OR come by the Open Houses - Saturday - and - Sunday!**