

# \$1,179,000 - 75 Hamptons Bay Nw, Calgary

MLS® #A2248358

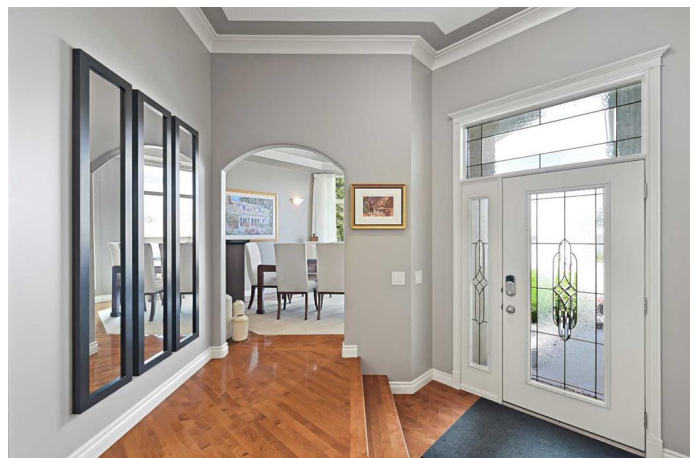
**\$1,179,000**

3 Bedroom, 3.00 Bathroom, 2,031 sqft

Residential on 0.28 Acres

Hamptons, Calgary, Alberta

This custom quality built home has WOW factor throughout! Stunning 2,030 sq ft bungalow, meticulously maintained, backing on to the Hamptons golf course situated on a large pie park-like lot in "Chateau on the Eighteenth", an exclusive Hamptons area. Open floor plan allows you to take in the gleaming hardwood floors, high ceilings and tall windows showcasing a mature, tastefully landscaped setting. Impressive custom kitchen and living areas with 10 ft ceilings and open circular staircase to the lower level. Recently renovated, the kitchen includes solid wood cabinets, roll-out and soft close doors and drawers, two islands and a built-in desk. Solid granite counter-top length exceeds 40 ft. Built-in high-quality appliances include two wall ovens, a warming drawer, microwave oven, dishwasher, 42" french door refrigerator/freezer, induction cooktop and downdraft fan. Enjoy morning coffee in the breakfast nook with tall west windows looking a picturesque pond. French door opens on to a covered large deck with power retractable awning and power dual retractable screens, mounted outdoor TV & gas bbq line. Gracious living room features cozy fireplace with natural stone from floor to ceiling. Formal dining room with uplit tray ceiling, carpet inlaid hardwood floors. a large den with access through double French doors that houses a custom desk, credenza and closed door book case. The spacious Primary Bedroom complete with elegant fireplace includes a



large walk-in closet with built-ins. Spa-like ensuite with his & her sinks, make-up counter, an abundance of counter-top space, jetted tub and separate oversized glass shower, all naturally lit with a large skylight. Filling out the main floor is a large laundry room with washer, dryer extra fridge, extra freezer and an abundance of cabinetry for storage. The naturally-lit curved staircase leads to the professionally developed lower level. You'll love the classic Family Room with 9 ft ceilings, new carpet, custom built-ins that flank the cozy gas fireplace - ideal for entertaining. A wet-bar features a sweeping counter and includes built-in beverage cooler, wine cooler and custom wine racking to hold over 100 bottles of your finest. Adjacent Games area with pool table appointed with an antique overhead pool table light. Two more large bedrooms with large bright windows and a full bath down along with a workshop and gym make this lower-level living exceptional. Mechanicals include newer central air conditioning, zoned two-furnace heating, humidifiers and tankless hotwater system. Extras include undercounter lighting, under-island counter lighting, power blinds on the main floor, central vac system, water softener, Gemstone programable outdoor lights, built-in interior & exterior audio and a lower circular stone patio off in the back yard. Gorgeous turn-key living in a park-like setting that is largest in the area - all maintained by an HOA. Call today!

Built in 1997

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2248358    |
| Price     | \$1,179,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,031                  |
| Acres          | 0.28                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 75 Hamptons Bay Nw |
| Subdivision | Hamptons           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A3R6             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |
| Waterfront     | Pond                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Crown Molding, Tankless Hot Water |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator, Bar Fridge, Humidifier, Warming Drawer                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                                                                              |

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Fireplaces   | Electric, Gas, Living Room, Mantle, Stone, Basement, Master Bedroom |
| Has Basement | Yes                                                                 |
| Basement     | Finished, Full                                                      |

## Exterior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Awning(s)                                                                                                                                                                                                    |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Treed, Underground Sprinklers, Close to Clubhouse, On Golf Course |
| Roof              | Concrete                                                                                                                                                                                                                   |
| Construction      | Brick, Stucco                                                                                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |
| HOA Fees       | 187               |
| HOA Fees Freq. | MON               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Chickadee Realty & Design |
|----------------|---------------------------|

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