



## 274 Hamptons Park Calgary Alberta

\$800,000

**\*\* 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! (id:6769)**

Family room 18.42 Ft x 14.17 Ft

Recreational, Games room 22.50 Ft x 12.25 Ft

Bedroom 12.58 Ft x 11.83 Ft

Other 7.75 Ft x 3.75 Ft

4pc Bathroom 7.58 Ft x 7.00 Ft

Living room 13.00 Ft x 9.92 Ft

Other 19.92 Ft x 12.83 Ft

Primary Bedroom 14.92 Ft x 12.17 Ft

Den 12.17 Ft x 9.33 Ft

Other 6.08 Ft x 4.17 Ft

Laundry room 8.25 Ft x 5.92 Ft

4pc Bathroom 15.83 Ft x 9.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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<https://georgebyma.ca/>



**See**

**Mirror**

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Dining room 12.25 Ft x 9.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft