



## 295 Hamptons Drive Calgary Alberta

\$888,888

\*\*\*Open house: 2 - 4 PM on Saturday, Oct 19\*\*\* Welcome to this beautiful home in one of the most desirable neighborhoods. This elegant property features a walkout basement with a bedroom, offering versatile options for extra living space or potential rental income. The main floor impresses with an open-concept layout and soaring high ceilings in both the front entrance and living room, creating a bright and spacious atmosphere. A highlight of the home is the upgraded aluminum railing paired with a stunning spiral staircase, elegantly leading you upstairs. The master suite boasts a spacious walk-in closet and an ensuite with a soaking tub and separate shower. Situated on a corner lot, this home enjoys extra sunlight and added privacy, while only requires shoveling of one sidewalk. Located near parks, playgrounds, and a shopping center, it offers a perfect balance of convenience and tranquility. With easy access to Stoney Trail, Shaganappi Trail, and Sarcee Trail, commuting is a breeze. The Hamptons area provides access to some of Calgary's top schools, including Captain John Palliser School (Montessori K-6), Tom Baines School (6-9), and Sir Winston Churchill High School with IB programs (10-12). This property presents outstanding value, whether as an investment or a family home--don't miss your chance to make it yours! (id:6769)

4pc Bathroom 9.00 Ft x 8.00 Ft

4pc Bathroom 10.92 Ft x 11.83 Ft

Bedroom 11.00 Ft x 14.42 Ft

Bedroom 10.17 Ft x 10.75 Ft

Primary Bedroom 12.83 Ft x 14.92 Ft

Other 6.50 Ft x 14.42 Ft

Other 3.58 Ft x 6.17 Ft

Bedroom 11.42 Ft x 8.92 Ft

Recreational, Games room 30.00 Ft x 22.58 Ft

Storage 9.58 Ft x 5.92 Ft

Storage 4.33 Ft x 6.83 Ft

Furnace 13.50 Ft x 22.83 Ft

2pc Bathroom 5.92 Ft x 5.25 Ft

Dining room 10.00 Ft x 6.00 Ft

Family room 16.00 Ft x 23.08 Ft

Foyer 6.92 Ft x 6.17 Ft

Kitchen 17.08 Ft x 14.08 Ft

Laundry room 6.08 Ft x 9.50 Ft

Living room 16.75 Ft x 15.83 Ft

Listing Presented By:



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<https://www.wonderlandrealty.ca/>



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