



# 116 Hamptons Park Calgary Alberta

\$748,888

\*\*\*Open House\*\*\* Sat. Nov. 9th 12:00-3:00!\*\*\* 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.!! (id:6769)

Recreational, Games room 24.17 Ft x 21.42 Ft  
 Bedroom 13.33 Ft x 10.25 Ft  
 Office 15.42 Ft x 13.67 Ft  
 4pc Bathroom 7.25 Ft x 6.67 Ft  
 Furnace 16.17 Ft x 11.58 Ft  
 Den 13.83 Ft x 9.92 Ft

Kitchen 18.67 Ft x 11.42 Ft  
 Other 9.83 Ft x 9.00 Ft  
 Great room 15.92 Ft x 10.58 Ft  
 2pc Bathroom 5.25 Ft x 4.00 Ft  
 Laundry room 11.42 Ft x 5.25 Ft  
 Primary Bedroom 15.92 Ft x 11.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Dining room 12.00 Ft x 10.92 Ft

4pc Bathroom 11.83 Ft x 7.83 Ft