



## 185 Hamptons Square Calgary Alberta

\$1,200,000

Backing onto a park in exclusive Hamptons Square is where you'll find this beautifully maintained home in the highly-desirable golf course community of the Hamptons. Built by Calbridge on this wonderful corner lot, this mint condition walkout bungalow enjoys gleaming hardwood floors & skylights, 4 bedrooms & 3 full bathrooms, renovated white kitchen with granite countertops & fabulous walkout level with sensational enclosed patio. You will just love the warm & inviting design of the air-conditioned main floor with its expanse of vaulted ceilings & windows, featuring the West-facing living room with wraparound windows, open concept formal dining room with bay window & sun-drenched family room with new fireplace (2022). The beautiful updated kitchen has granite counters, walk-in pantry & the upgraded appliances include cooktop stove, double built-in convection ovens & Bosch dishwasher. Two bedrooms & 2 full baths on the main floor highlighted by the private owners' retreat with large walk-in closet & jetted tub ensuite with heated floors, skylight & separate shower. The 2nd bathroom - also with heated floors, is conveniently right across from the 2nd bedroom. The walkout level is finished with 2 big bedrooms, full bath with oversized walk-in shower, huge open games/rec room with fireplace & fabulous enclosed patio with access onto a 2nd patio in the private treed backyard. Main floor laundry room complete with sink, lots of closet space & Bosch washer & dryer. Additional features & extras include Hunter Douglas blinds, NEST thermostats & CO/smoke detectors, motion & hue lights, underground sprinklers, heat lamps in the main & walkout bathrooms, oversized 2 car garage with built-in cabinets & central vacufluo system with 3 hoses (2 for the house & 1 for the garage). Other improvements: clay tile roof (2022), renovated bathrooms with quartz counters (2015), hot water tan...

3pc Bathroom Measurements not available

Recreational, Games room 35.50 Ft x 26.83 Ft

Bedroom 13.33 Ft x 12.25 Ft

Bedroom 12.67 Ft x 19.83 Ft

Storage 9.33 Ft x 7.08 Ft

Sunroom 9.92 Ft x 14.50 Ft

Living room 13.83 Ft x 13.00 Ft

Dining room 12.92 Ft x 18.17 Ft

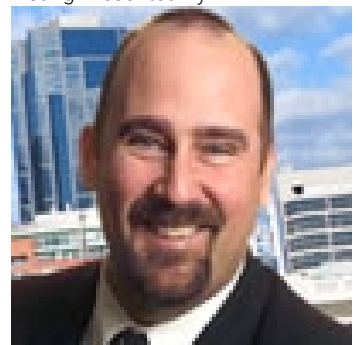
Kitchen 15.58 Ft x 10.17 Ft

Other 9.00 Ft x 11.83 Ft

Family room 18.00 Ft x 16.50 Ft

Laundry room 7.25 Ft x 12.25 Ft

Listing Presented By:



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4pc Bathroom Measurements not available  
5pc Bathroom Measurements not available

Primary Bedroom 25.42 Ft x 13.33 Ft  
Bedroom 13.50 Ft x 10.00 Ft