



# 278 Hamptons Park Calgary Alberta

\$834,900

You won't want to miss out on this chance to make your home in the exclusive villa project of HAMPTONS PARK CHATEAUX in the popular golf course community of Hamptons. This lovely 3 bedroom + den bungalow enjoys soaring vaulted ceilings & heated garage, 3 full bathrooms, oak kitchen with engineered granite countertops & a host of improvements including furnaces & hot water tank, lighting, LUX windows & Unicrete concrete tile roof. You will just love the warm & inviting feel of the air-conditioned main floor, with its spacious & airy formal dining room, great-sized living room with decorative archways, dining nook with bay window & updated kitchen with walk-in pantry, loads of cabinet space & stainless steel appliances including Whirlpool dishwasher (2019) & LG stove/convection oven plus white Bosch dishwasher (2018). The main floor master bedroom has a walk-in closet & jetted tub ensuite with separate shower & skylight. The 2nd main floor bedroom is conveniently located across from the 2nd full bathroom. The lower level - with oversized windows, is finished with 3rd bedroom & renovated full bath (2021), large office with French doors & games/rec room with fireplace & built-in cabinets. Dedicated main floor home office with French doors. Main floor laundry with built-in cabinets & full-sized washer & dryer. Additional extras & features include new Hunter Douglas blinds in 2018, sump pump with back-up battery (installed in 2013), new skylights in 2011 (with the new Unicrete roof), motorized awning & gas BBQ line on the deck, roughed-in vacufluo, Toto toilets & new concrete patio (2016). Both furnaces & the hot water tank were replaced in 2014, & triple-pane LUX windows in 2018. The monthly maintenance fees cover snow shoveling & grass cutting so you can throw away your lawn mower & shovel! Prime location in the complex just a few short steps to the tennis courts & bus ...

- 4pc Bathroom Measurements not available
- Recreational, Games room 29.42 Ft x 21.92 Ft
- Office 17.00 Ft x 15.42 Ft
- Bedroom 12.83 Ft x 11.58 Ft
- 4pc Bathroom Measurements not available
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- Dining room 16.33 Ft x 10.92 Ft
- Kitchen 13.50 Ft x 9.92 Ft
- Other 10.00 Ft x 9.92 Ft
- Den 14.00 Ft x 9.75 Ft
- Laundry room 8.58 Ft x 5.50 Ft
- Primary Bedroom 23.58 Ft x 12.08 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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Living room 18.83 Ft x 12.75 Ft

Bedroom 13.92 Ft x 9.92 Ft