

4 Hamptons Heath Calgary Alberta

$875,500

Proudly offered by its original owner, this beautifully maintained home offers over 2,400 sq. ft. of above-grade living space in a peaceful setting backing directly onto municipal green space and mature trees. Recent improvements exceeding $26,000 provide added peace of mind, including Poly-B plumbing replacement, sump pump installation, weeping tile work, driveway and roof repairs, and furnace servicing. Additional mechanical features include dual high-efficiency furnaces (2020), an updated hot water tank and two humidifiers. Elegant curb appeal showcases extensive stone detailing and aluminum-clad window trim. Inside, a grand foyer opens to an impressive living room with soaring vaulted ceilings, while the formal dining room features a distinctive hand-trowelled ceiling with decorative detailing. Double French doors connect the dining room to the kitchen, and rich oak flooring adds warmth throughout the main level. The inviting family room features a fireplace framed by custom cabinetry and built-in bookshelves. A spacious main-floor office with built-in cabinetry is ideal for working from home. The family-sized kitchen offers custom solid oak cabinetry, granite countertops, a walk-in pantry, and a newer gas range with downdraft ventilation and dishwasher (both 2023). A convenient wet bar between the kitchen and family room makes entertaining effortless.Upstairs, double doors introduce the spacious primary retreat, complete with two walk-in closets and a luxurious five-piece ensuite. Two additional generously sized bedrooms and a four-piece bathroom complete the upper level.The basement offers over 1300 sq. ft. of additional development space, with a bathroom rough-in, ready for your future plans. Main-floor laundry includes a stacked washer and dryer, sink and dedicated folding area. Wired surround sound and a wired security system add further convenience. Enjoy...

Bedroom 19.75 Ft x 11.92 Ft

Storage 27.00 Ft x .00 Ft

Other 37.00 Ft x 39.58 Ft

Furnace 14.50 Ft x 13.58 Ft

2pc Bathroom 5.00 Ft x 6.83 Ft

Breakfast 10.25 Ft x 12.08 Ft

Laundry room 12.42 Ft x 5.67 Ft

Living room 12.17 Ft x 14.33 Ft

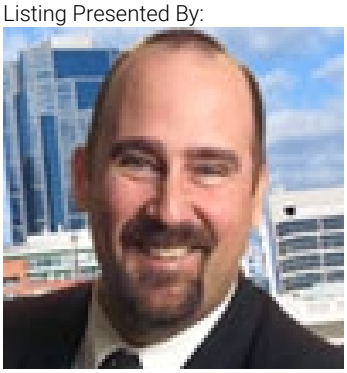
Office 14.50 Ft x 10.33 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

5pc Bathroom 11.00 Ft x 10.25 Ft

Bedroom 9.33 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

http://keepitsimplesold.ca/

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Dining room 13.00 Ft x 12.08 Ft

Family room 18.00 Ft x 13.50 Ft

Foyer 6.33 Ft x 4.42 Ft

Kitchen 12.08 Ft x 13.00 Ft

Bedroom 9.25 Ft x 15.17 Ft

Primary Bedroom 17.17 Ft x 14.08 Ft

Other 18.00 Ft x .00 Ft

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