



8 Hamptons Rise Calgary Alberta

\$769,900

Location, location, location! Surrounded by towering mature trees & just steps to the golf course clubhouse & bus stops is this perfectly lovely villa in the exclusive HAMPTONS CLUB CHATEAUX project from Calbridge. Available for quick possession, this fully finished 3 bedroom + den bungalow enjoys extensive tile floors & 3 full baths, oak kitchen with granite countertops, 2 fireplaces & marvelous walkout level games/rec room with wet bar. Complemented by soaring vaulted ceilings, you will love the open & airy feel of the air-conditioned main floor with its elegant formal dining room, inviting living room with big windows & fireplace, sunny dining nook with access onto the backyard balcony & great-sized family kitchen with walk-in pantry, granite counters & stainless steel appliances including Samsung fridge & Maytag stove/convection oven. The main floor owners' retreat has 2 closets - 1 a walk-in & another for your linens & towels; bathed in natural light through the skylight, the ensuite has a separate shower, Art Deco vessel sink & walk-in tub. A 2nd full bath - also with a vessel sink, is conveniently located across from the 2nd bedroom. The walkout level is beautifully finished with a large 3rd bedroom with Murphy bed, another full bath & terrific games/rec room with wet bar & fireplace. The main floor also has a dedicated home office with built-in bookcases & cabinets, & the laundry room has built-in cabinets & Maytag washer/dryer. An added bonus is the monthly maintenance fees covers both grass cutting & snow removal so you won't need your lawn mower or snow shovel anymore. A truly wonderful home backing onto the 11th hole of the golf course in this highly sought-after complex of just 36 homes, here in this prime location within easy reach of shopping, neighbourhood amenities & so much more! (id:6769)

4pc Bathroom Measurements not available
 Recreational, Games room 46.42 Ft x 23.50 Ft
 Bedroom 13.42 Ft x 11.75 Ft
 4pc Bathroom Measurements not available
 5pc Bathroom Measurements not available
 Living room 16.00 Ft x 12.50 Ft
 Dining room 15.33 Ft x 12.17 Ft

Kitchen 13.50 Ft x 10.17 Ft
 Other 10.17 Ft x 9.83 Ft
 Den 13.92 Ft x 9.92 Ft
 Laundry room 8.58 Ft x 5.50 Ft
 Primary Bedroom 16.00 Ft x 12.00 Ft
 Bedroom 13.67 Ft x 9.92 Ft

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

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.kirbycox.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca