

4 Hamptons Heath NW Calgary, Alberta

MLS # A2316726



\$914,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,417 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Wood Windows

Inclusions: N/A

Proudly offered by the original owner, this beautifully maintained home offers over 2,400 sq. ft. of above-grade living space and backs onto peaceful municipal green space surrounded by mature trees. Recent improvements totaling over \$26,000 provide exceptional peace of mind, including Poly-B plumbing replacement, sump pump replacement, weeping tile work, driveway repairs, roof repairs, and furnace servicing. The home also features dual high-efficiency furnaces, an updated hot water tank and two humidifiers. From the moment you arrive, the elegant curb appeal stands out with extensive stone detailing and aluminum-clad window trim accents. Step inside to a grand foyer and living room featuring soaring vaulted ceilings that create an impressive sense of space and light. The formal dining room showcases a hand-troweled ceiling with decorative ceiling ring and matching border, while double French doors provide a sophisticated connection to the kitchen. Rich oak flooring flows throughout the main floor, adding warmth and timeless appeal. The inviting family room is centered around a fireplace flanked by custom cabinetry and built-in bookshelves, creating the perfect gathering space. A spacious main-floor office with built-in cabinetry is ideal for working from home. The family-sized kitchen is thoughtfully designed with custom solid oak cabinetry, granite countertops, a newer gas range with downdraft ventilation, newer dishwasher, walk-in pantry, and a convenient wet bar situated between the kitchen and family room for effortless entertaining. Upstairs, double doors lead to the spacious primary retreat featuring two walk-in closets and a luxurious 5-piece ensuite. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The partially developed basement provides over 750 sq. ft. of additional living space and includes a bathroom

rough-in, offering excellent potential for future development. Main-floor laundry includes a stacked washer and dryer, sink, and dedicated folding area. Additional features include wired surround sound and a wired security system. Step outside to enjoy the private deck and patio, beautifully enclosed by mature trees and backing directly onto municipal green space. This exceptional property combines quality craftsmanship, thoughtful design, substantial recent investment, and an outstanding location in a setting rarely available.