

213 Hamptons Landing NW Calgary, Alberta

MLS # A2343636



\$835,800

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Jetted Tub, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

FAMILY-FRIENDLY HOME WITHIN WALKING DISTANCE TO HAMPTONS SCHOOL! Welcome to this well-appointed 5 Bedroom, 2.5 Bathroom home offering 2,515 sq.ft. of living space in one of Northwest Calgary's most desirable communities. Situated on a quiet cul-de-sac, this original-owner home has been meticulously maintained and features a dramatic 16' vaulted ceiling, skylights, spacious Living and Dining Rooms, a South-facing backyard, large Deck, and Main Floor Bedroom currently used as an Office/Den. The home also features a durable Tile Roof and newer Furnace. Step inside and be impressed by the soaring 16' vaulted ceiling and skylights that fill the Living and Dining Rooms with natural light. This impressive open space creates an ideal setting for hosting family gatherings and entertaining. The bright South-facing Family Room features large windows and a Gas Fireplace, creating a warm and inviting space for everyday relaxation. The adjacent Breakfast Nook and Kitchen provide plenty of room for family meals, with the Kitchen offering ample cabinetry and a Pantry. The Nook lead to the large Deck with Aluminum Railing, overlooking the beautifully landscaped South-facing backyard. This level also features a Bedroom currently used as an Office/Den, a Laundry Room with sink, and an insulated Double Attached Garage. The Upper Level features a massive Primary Bedroom with a built-in Window Bench with convenient storage underneath, a Walk-In Closet, and a 4-piece Ensuite with Jetted Tub. Three additional well-sized Bedrooms, including two with built-in Window Benches, share a 4-piece Bathroom, providing excellent space for family or guests. The unfinished Basement offers excellent future development potential, featuring higher ceilings (9ft. instead of standard 8ft), larger windows, a Bathroom Rough-In, and two Hot

Water Tanks. Step outside to the fully fenced and landscaped South-facing backyard, where the large Deck provides an inviting space for outdoor dining, summer BBQs, or simply enjoying the sunshine. Located in a quiet cul-de-sac within walking distance to Hamptons School and a large community park, this family-friendly home offers the convenience of watching the kids walk to school while enjoying easy access to playgrounds, tennis courts, sports fields, and Hamptons Golf Club. Everyday shopping is close by, with the Hamptons shopping area, Superstore at Country Hills Village, and Costco and major retailers at Beacon Hill all within a short drive. Easy access to Stoney Trail, Country Hills Boulevard, and Shaganappi Trail makes commuting throughout Calgary convenient. A fantastic opportunity to own a spacious family home in one of Northwest Calgary's most desirable communities.