

# \$998,000 - 47 Hamptons Close Nw, Calgary

MLS® #A2204101

**\$998,000**

3 Bedroom, 3.00 Bathroom, 1,754 sqft  
Residential on 0.16 Acres

Hamptons, Calgary, Alberta

Experience Elegance in Hamptons: Your Dream Bungalow Awaits!

Seize this rare opportunity to own a beautifully upgraded bungalow in the highly sought-after Hamptons estate community. This exquisite, air-conditioned home boasts:

• Gleaming Hardwood Floors & Soaring 9ft Ceilings: Enjoy a luxurious feel throughout the home.

• Spacious 3 Bedrooms + Den: Perfect for family living or a home office.

• Open Concept Kitchen: Features granite counters, a large center island, and a walk-in pantry. Equipped with upgraded stainless steel appliances, this kitchen is a chef's dream.

• Elegant Living Spaces: Cozy up by the fireplace in the expansive living room, host dinners in the formal dining room with graceful columns, or enjoy casual meals in the dining nook that opens to the renovated backyard deck.

• Private Master Retreat: Includes a walk-in closet, jetted tub ensuite with granite-topped double vanities, skylight, and a separate shower.

• Finished Lower Level: Offers 2 additional bedrooms, a full bath, a games/rec room with fireplace and wet bar, plus ample space for future development and storage.

• Bonus Features: Main floor office with French doors, built-in speakers, and underground sprinklers. The main floor laundry includes a GE washer/dryer and sink. The oversized 2-car garage and fantastic outdoor



space with a covered deck (gas BBQ line) and patio complete the package.

Located in a prestigious golf course community, you'll be within walking distance of bus stops, the golf course clubhouse, and close to amenities including Hamptons School, parks, and shopping. Welcome to your new home in the heart of luxury and convenience!

Built in 2001

### **Essential Information**

MLS® #	A2204101
Price	\$998,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,754
Acres	0.16
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	47 Hamptons Close Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3a6b7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Great Room, Insert, Recreation Room, Tile

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Environmental Reserve, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers

Roof Concrete

Construction Manufactured Floor Joist, Silent Floor Joists, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed March 20th, 2025

Days on Market 20

Zoning R-C1

HOA Fees 210

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.