

# \$1,098,000 - 21 Hamptons Circle Nw, Calgary

MLS® #A2194434

**\$1,098,000**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

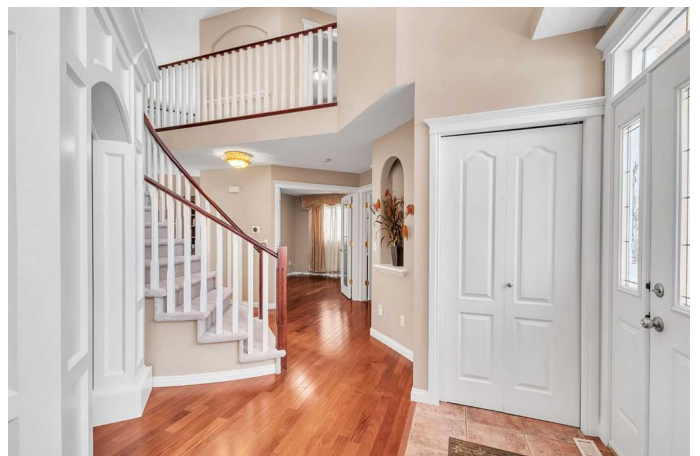
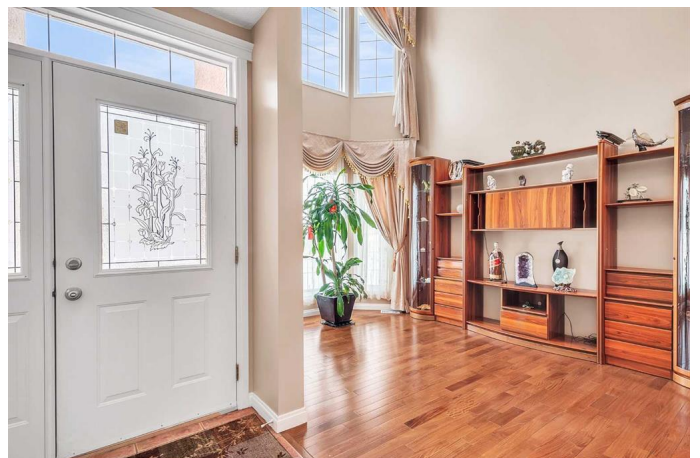
Residential on 0.12 Acres

Hamptons, Calgary, Alberta

Welcome to this one-of-a-kind two-story home, where elegance meets comfort! Featuring four spacious bedrooms and 3.5 bathrooms, this residence seamlessly blends traditional charm with modern style, offering exceptional functionality for everyday living.

Step inside to soaring high-ceilings and expansive windows in the entrance and living rooms, creating a bright, airy ambiance that makes every space feel open and inviting. The open-concept design ensures a seamless flow between the living, dining, and kitchen areas. The main floor showcases high-quality hardwood and tile flooring and includes a versatile office/den with elegant French doors, conveniently located near the powder room. A spacious laundry room connects to the double attached garage, while an extended concrete driveway offers additional parking.

The living room is a true showpiece, featuring custom-built millwork framing the gas fireplace, with dedicated space for a TV or art displays. This inviting space flows seamlessly into the chef-inspired kitchen, which features ceiling-height cabinetry, a spacious corner pantry, granite countertops, a central island, and a breakfast bar. The casual dining area opens directly to an extended deck and backyard, offering the perfect indoor-outdoor connection. Adjacent to the kitchen, a formal dining area transitions into a second living room, adding versatility and extra living space.



For year-round comfort and added convenience, the home is equipped with central air conditioning and a central vacuum system.

A graceful curved staircase, illuminated by a skylight, leads to three generously sized bedrooms. A full 4-piece bathroom serves the secondary bedrooms, featuring a double vanity with storage racks and an adjacent linen closet. The primary suite is a retreat, featuring a charming bay window, a 4-piece ensuite with a jetted tub, and a spacious walk-in closet with built-in organizers.

The fully finished basement expands your living space with a large recreational room, a wet bar, a full bathroom, and an additional bedroom with a walk-in closet—ideal for guests or extended family. The recreational room, complete with an electric fireplace, provides a cozy space to unwind or entertain. A spacious utility room offers extra storage and room for an additional fridge or freezer.

Located in the prestigious Hamptons community, this highly sought-after neighborhood is known for its family-friendly atmosphere, beautifully maintained green spaces, and top-rated schools, including Hamptons Elementary and Tom Baines Junior High School. Residents enjoy access to The Hamptons Golf Club, scenic parks, playgrounds, and an extensive network of walking paths—perfect for leisurely strolls or outdoor activities. The home is also conveniently close to major shopping centers like Co-op and Superstore, with easy access to Stoney Trail and Country Hills Boulevard for easy connectivity to the rest of the city.

Built in 1998

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194434    |
| Price          | \$1,098,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,448       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 21 Hamptons Circle Nw |
| Subdivision | Hamptons              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A5G5                |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                           |
| Parking Spaces | 5                                                                                              |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking Pad |
| # of Garages   | 2                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Crown Molding, Central Vacuum, Jetted Tub, Skylight(s), Track Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                           |

|                 |                                      |
|-----------------|--------------------------------------|
| Fireplace       | Yes                                  |
| # of Fireplaces | 2                                    |
| Fireplaces      | Basement, Electric, Gas, Living Room |
| Has Basement    | Yes                                  |
| Basement        | Finished, Full                       |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance                       |
| Lot Description   | Back Yard, Front Yard, Street Lighting |
| Roof              | Clay Tile                              |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 75                  |
| Zoning         | R-CG                |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.