

\$1,250,000 - 22 Hamptons Heights Nw, Calgary

MLS® #A2264868

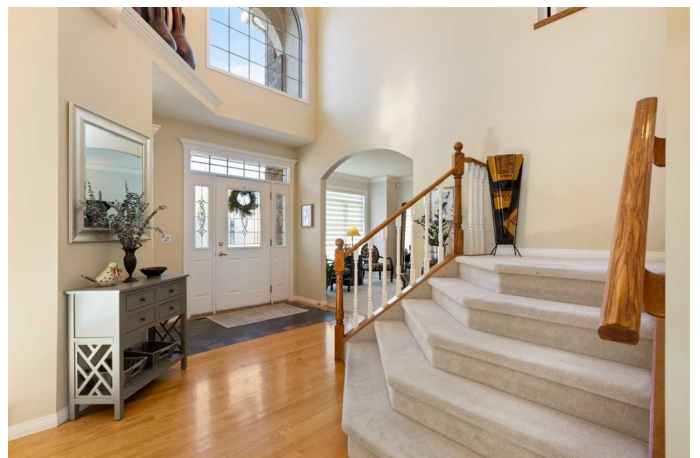
\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,735 sqft

Residential on 0.15 Acres

Hamptons, Calgary, Alberta

Backing onto the 16th hole of The Hamptons Golf Course, this meticulously maintained, single-owner walkout home offers nearly 4,000 sq. ft. of developed living space. Enjoy unobstructed east-facing sunrise views over the fairway, pond, and city, plus night-time city lights. The main floor features an open-concept kitchen, dining, and family area with gas-burning fireplace, main floor den with built-in cabinetry, and an upper deck with frameless glass railing and two gas connections for flexible outdoor living. The kitchen includes Sub-Zero 36" built-in fridge/freezer, Wolf 30" dual-fuel range, Panasonic microwave, Miele dishwasher, and hood fan, while Hunter Douglas window coverings enhance the main spaces. Upstairs, the home offers four spacious bedrooms, including a primary suite with custom ensuite (2015) featuring a standalone soaking tub, in-floor heating, glass-enclosed shower with rain head, custom cabinetry, and Kohler designer fixtures. TV mounts are in the living room and master bedroom. The walkout basement extends living space with a large office wired for internet and dual phone lines, custom maple cabinetry with media centre and bookcase, second gas-burning fireplace, and additional flex room ideal as a bedroom, gym, or hobby space. Direct access to a large interlocking patio provides private golf course views. An oak standalone bookcase at the bottom of the stairs is included. Other features include LG washer & dryer, two Amana



high-efficiency furnaces, central A/C, two water heaters (2025), Kinetico water system, Vacu-Flo system with attachments, updated vinyl-clad windows (2015â€“2021), oversized two-and-a-half-car garage with large driveway, and a programmable in-ground irrigation system. Located on a quiet street and maintained as a no-pet home, this property combines exceptional design, premium finishes, and a premier golf course setting in The Hamptons, close to parks, schools, walking paths, and convenient access to Stoney Trail, Country Hills Boulevard, and Shaganappi Trail.

Built in 1998

Essential Information

MLS® #	A2264868
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,735
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Hamptons Heights Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A9

Amenities

Amenities	Colf Course
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Concrete
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.