

**67 Hamptons Heath NW
Calgary, Alberta**

MLS # A2162688



\$864,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,152 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Track Lighting, Vinyl Windows

Inclusions: Rain Barrel in Back Yard, sofa and armchair in the sunroom

Welcome to Your Elegant and Sophisticated Home, Just Steps from the Hamptons School. This impeccably maintained two-story residence offers over 2,800 square feet of luxurious living space. From the moment you enter, you will be captivated by the vaulted ceilings and rich, solid Brazilian mahogany hardwood floors that grace the open living and dining rooms. The kitchen is a chef's dream, featuring premium granite countertops, custom solid white maple cabinetry, and a large center island. White appliances add a touch of classic elegance, while a massive side cabinet provides ample storage. Adjacent to the kitchen is an open-concept family room, complete with a cozy gas fireplace, perfect for entertaining or enjoying a quiet evening with family. The main floor includes a convenient home office and a stylish half bathroom. Upstairs, the grand primary bedroom is a true retreat, showcasing custom crown mouldings, a spacious walk-in closet, and a luxurious spa-like ensuite. The ensuite bathroom boasts a double vanity, a stunning glass shower with dual shower heads, and in-floor heating for ultimate comfort. Two additional bedrooms and a full 4-piece bathroom complete the upper level. One of the standout features of this home is the custom-built sunroom, offering three-season outdoor living space. The sunny west-facing backyard features a beautifully designed, round composite patio, providing the perfect setting for outdoor dining and entertaining. The backyard also features a rock garden for a more environmentally friendly and low-maintenance yard. This home has been extensively renovated and upgraded over the years. It includes a durable concrete tile roof. In April 2021, a high-efficiency Lennox furnace and GENERALAire humidifier were installed. Newer double and triple-pane vinyl windows throughout most of the house, including three

Pilkington Sycamore textured glass panes, ensure both beauty and energy efficiency. This home is located within walking distance of the school and an ample green space. Don't miss the opportunity to make this exceptional home yours. Schedule a viewing today!