

**8 Hamptons Place NW**  
**Calgary, Alberta**

**MLS # A2176722**



**\$1,199,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,679 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** NA

Welcome to this exquisite estate home located in the prestigious Hamptons community of Calgary. Nestled in a serene cul-de-sac, this immaculate residence offers over 3,600 sq.ft of luxurious living space, perfect for families seeking comfort and elegance. As you enter, you'll be greeted by an impressive open two-storey entryway that sets the tone for the rest of the home. You will love this floor plan! The main floor, which features a gourmet kitchen with upgraded counters and stainless steel appliances, seamlessly flows into a spacious living room which has an artistic fireplace feature, dining area, perfect for family gatherings and entertaining guests. Additionally the main level has an elegant formal dining room and front gathering area + large main level office that could be converted into a main level bedroom depending on your families needs. Upstairs, you will find three generous-sized bedrooms, including a luxurious primary that features his and her vanities, a deep soaker tub shower and large walk-in closet. A versatile bonus room, complete with a balcony, provides flexible space for a home office, playroom, or media room. The newly fully finished walk-out basement includes two additional bedrooms and a full bathroom, offering a private retreat for guests or extended family. This home has been maintained to the highest standards, ensuring a move-in ready experience. High-end finishes such as granite countertops, stainless steel appliances, and quality fixtures are found throughout. The professionally landscaped gardens enhance the beauty and tranquility of the property, providing a perfect setting for outdoor living. Located in a quiet cul-de-sac and featuring an oversized garage, this estate home offers both luxury and practicality. Additional features include air conditioning, radon mitigation, and numerous upgrades such as modern lighting, updated

flooring, and enhanced storage solutions. This property is truly a rare find in one of Calgary's most sought-after communities.