

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

MLS® #A2194434

**\$1,098,000**

4 Bedroom, 4.00 Bathroom, 2,448 sqft

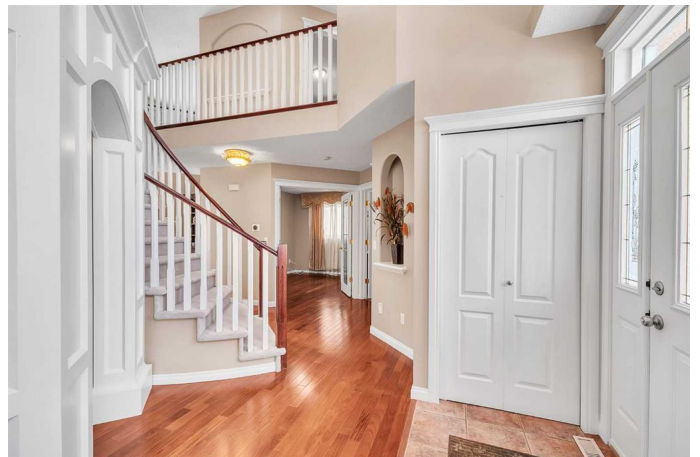
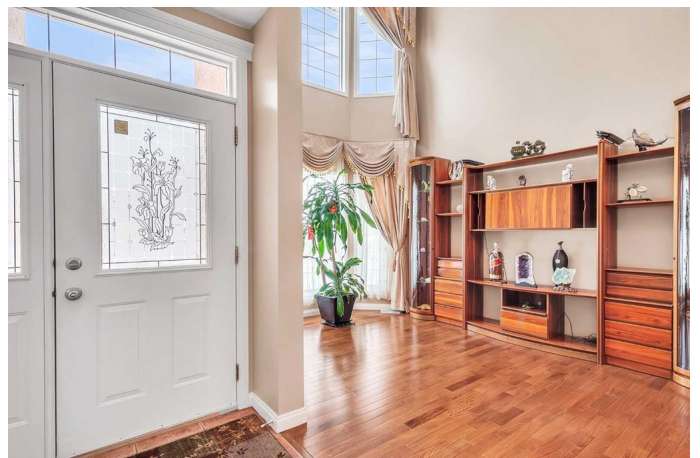
Residential on 0.12 Acres

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	Double Garage Attached, Additional Parking, Concrete Driveway, Garage Door Opener, Parking Pad
# of Garages	2

### Interior

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

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Electric, 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	50
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Hope Street Real Estate Corp.
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