

# \$1,200,000 - 185 Hamptons Square Nw, Calgary

MLS® #A2262404

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,968 sqft

Residential on 0.18 Acres

Hamptons, Calgary, Alberta

Backing onto a park in exclusive Hamptons Square is where youâ€™ll find this beautifully maintained home in the highly-desirable golf course community of the Hamptons. Built by Calbridge on this wonderful corner lot, this mint condition walkout bungalow enjoys gleaming hardwood floors & skylights, 4 bedrooms & 3 full bathrooms, renovated white kitchen with granite countertops & fabulous walkout level with sensational enclosed patio. You will just love the warm & inviting design of the air-conditioned main floor with its expanse of vaulted ceilings & windows, featuring the West-facing living room with wraparound windows, open concept formal dining room with bay window & sun-drenched family room with new fireplace (2022). The beautiful updated kitchen has granite counters, walk-in pantry & the upgraded appliances include cooktop stove, double built-in convection ovens & Bosch dishwasher. Two bedrooms & 2 full baths on the main floor highlighted by the private owners' retreat with large walk-in closet & jetted tub ensuite with heated floors, skylight & separate shower. The 2nd bathroom - also with heated floors, is conveniently right across from the 2nd bedroom. The walkout level is finished with 2 big bedrooms, full bath with oversized walk-in shower, huge open games/rec room with fireplace & fabulous enclosed patio with access onto a 2nd patio in the private treed backyard. Main floor laundry room complete with sink, lots of closet space & Bosch washer & dryer. Additional features &



extras include Hunter Douglas blinds, NEST thermostats & CO/smoke detectors, motion & hue lights, underground sprinklers, heat lamps in the main & walkout bathrooms, oversized 2 car garage with built-in cabinets & central vacuflo system with 3 hoses (2 for the house & 1 for the garage). Other improvements: clay tile roof (2022), renovated bathrooms with quartz counters (2015), hot water tank (2019), both furnaces (2017), water softener (2014) & window glass (2017). Prime location within walking distance to bus stops & tennis courts, only a few short minutes to shopping at Hamptons Co-op & Edgemont Superstore, plus quick easy access to Nose Hill Park, Crowfoot Centre & LRT, major retail centers, University of Calgary, hospitals & downtown.

Built in 1995

### **Essential Information**

MLS® #	A2262404
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,968
Acres	0.18
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	185 Hamptons Square Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3A 5C3

### **Amenities**

Amenities Park

Parking Spaces 4

Parking Double Garage Attached, Garage Faces Front, Oversized

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Granite Counters, Jetted Tub, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Washer, Water Softener, Window Coverings, Convection Oven, Electric Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Recreation Room, Tile

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views, Greenbelt

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 9th, 2025

Days on Market 35

Zoning R-C1

HOA Fees 200

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Royal LePage Benchmark

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