11 Hamptons Bay NW Calgary, Alberta

MLS # A2237172

\$698,800

	Division:	Hamptons		
	Type:	Residential/Duplex Attached-Side by Side, Bungalow-Villa		
	Style:			
	Size:	1,564 sq.ft.	Age:	1997 (28 yrs old)
	Beds:	2	Baths:	2 full / 1 half
	Garage:	Double Garage Attached, Garage Door Opener		
	Lot Size:	0.13 Acre		
	Lot Feat:	City Lot, Lawn		
Forced Air, Humidity Control, Natural Gas		Water:	-	
Carpet, Ceramic Tile, Laminate		Sewer:	-	
Clay Tile		Condo Fee	; -	
Finished, Full		LLD:	-	
Brick, Concrete, Stucco, Wood Frame		Zoning:	R-C2	
Poured Concrete		Utilities:	-	
	d Tub, Kitchen Is	sland, Natural Woodwo	rk, No Smo	king Home, Open Floorplan,
water pressure monitor/shut off, alarm system (Te	elus)			
	Carpet, Ceramic Tile, Laminate Clay Tile Finished, Full Brick, Concrete, Stucco, Wood Frame Poured Concrete Bookcases, Granite Counters, High Ceilings, Jetted ted Ceiling(s), Walk-In Closet(s)	Type: Style: Size: Beds: Garage: Lot Size: Lot Feat: Forced Air, Humidity Control, Natural Gas Carpet, Ceramic Tile, Laminate Clay Tile Finished, Full Brick, Concrete, Stucco, Wood Frame Poured Concrete Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Is	Type: Residential/Duplex Style: Attached-Side by Si Size: 1,564 sq.ft. Beds: 2 Garage: Double Garage Atta Lot Size: 0.13 Acre Lot Feat: City Lot, Lawn Forced Air, Humidity Control, Natural Gas Water: Carpet, Ceramic Tile, Laminate Carpet, Ceramic Tile, Laminate Clay Tile Condo Fee: Finished, Full LLD: Brick, Concrete, Stucco, Wood Frame Poured Concrete Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwooded Ceiling(s), Walk-In Closet(s)	Type: Residential/Duplex Style: Attached-Side by Side, Bungal Size: 1,564 sq.ft. Age: Beds: 2 Baths: Garage: Double Garage Attached, Gara Lot Size: 0.13 Acre Lot Feat: City Lot, Lawn Forced Air, Humidity Control, Natural Gas Water: - Carpet, Ceramic Tile, Laminate Sewer: - Clay Tile Condo Fee: - Finished, Full LLD: - Brick, Concrete, Stucco, Wood Frame Zoning: R-C2 Poured Concrete Utilities: - Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smotted Ceiling(s), Walk-In Closet(s)

Discover the prestige and upscale living in Hamptons-one of NW Calgary's most sought-after communities. This 2-bedroom villa combines timeless elegance with modern comfort, offering 2,900 sq. ft. of beautifully developed space across two levels. From the moment you step inside, you're greeted by vaulted ceilings, gleaming floors, and an abundance of natural light through floor-to-ceiling windows and skylights. The open-concept main floor features a spacious Living Room anchored by a three-sided gas fireplace, a generous formal dining area, and a bright, modern kitchen with a cozy breakfast nook that opens onto a private 14'x 14' deck— perfect for morning coffee or evening relaxation. Conveniently located is the large office with a full-length front-facing window framed by oak wood bookshelves. The luxurious primary suite easily accommodates a king-sized bedroom set, featuring a spacious sitting area, massive walk-in closet, a spa-inspired in-suite with a walk-in jetted tub, oversized shower, and a vanity. A 2-piece guest bath, main floor laundry/mudroom, and double attached garage complete the main level. The fully developed lower level is an entertainer's dream with a large family room, second gas fireplace, games area, second bedroom, a den/guest room, an exhaust-vented workshop, and a full 4-piece bath—ideal for guests or multigenerational living. This home is loaded with upgrades and offers the perfect blend of low-maintenance villa living and spacious design. Don't miss your chance to own in this safe and prestigious community—book your private showing today!