

# \$869,000 - 122 Hampstead Close Nw, Calgary

MLS® #A2204264

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,118 sqft

Residential on 0.17 Acres

Hamptons, Calgary, Alberta

PRICE REDUCED \*\*OPEN HOUSE SAT. MAY 24 2-3 PM & SUN. MAY 25th 1-3 PM\*\*  
LOWEST PRICED WALKOUT IN HAMPTONS  
- this lovingly maintained, fully finished home is ON A MASSIVE, PRIVATE PIE-SHAPED LOT with a sunny SW-facing backyard and no neighbours behind! Ideally located in the prestigious Hamptons golf course community with highly rated area schools nearby. Inside this well-kept home is the perfect sanctuary for any busy family with gorgeous millwork that includes site-finished cherry hardwood floors and custom site-built cabinetry and built-ins. Grand vaulted ceilings adorn the living and dining rooms creating an open and airy atmosphere, perfect for entertaining. Show off your culinary prowess in the kitchen with a brand new stove and dishwasher, stone countertops, a unique Polynesian tile backsplash adding a pop of colour, a pantry for extra storage, a breakfast bar on the peninsula island and a handy tech desk for homework or catching up on emails. The bayed breakfast nook overlooks the backyard granting a tranquil backdrop. Put your feet up and relax in front of the fireplace flanked by built-ins in the adjacent family room. Retreat at the end of the day to the primary oasis on the upper level and immediately feel spoiled thanks to the generous size, elegant lighting, large walk-in closet and private ensuite with a luxurious jetted soaker tub. Both additional bedrooms are spacious and bright with their own custom features (one with a charming



window seat and the other with a built-in desk). Gather in the finished walkout basement and enjoy movies, games and entertaining in the massive, sunshine-filled rec room. Gleaming engineered hardwood floors are in-laid with stunning sundial/artistic mosaic tile providing a striking focal point. A 4th bedroom, another full bathroom, ample storage and even a cold room further add to the versatility of this wonderful lower level. Walk out to the exposed aggregate patio and soak up the sunny SW sunshine or host casual barbeques on the upper deck. Being on a pie lot allows for a massive backyard retreat with soaring trees, fruit trees and perennials - and no neighbours behind for ultimate privacy! Numerous additional upgrades over the last 10 years include new roof clay tiles, aluminum cladding on all exterior window frames, a newer hot water tank (5 years old), a deck with membrane and low maintenance aluminum and glass railings (1 year old) and newer toilets. This outstanding home is in a much sought-after community thanks to the active community centre, Olympic-sized hockey rink with heated bleachers, adjacent kiddie rink, tennis courts, sports courts, a paved bike path system, many playgrounds, local shopping and the enviable Hamptons Golf Course. Move-in ready and awaiting your personal touches! Seller will even repaint interior walls to colour of buyers choice before possession! Check out the 3D tour and then come see it for yourself!

Built in 1994

### **Essential Information**

MLS® #	A2204264
Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,118
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	122 Hampstead Close Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5J1

### Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Garden, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	66
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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