# \$1,269,900 - 10449 Hamptons Boulevard Nw, Calgary

MLS® #A2254902

## \$1,269,900

6 Bedroom, 4.00 Bathroom, 3,151 sqft Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Beautifully upgraded former Chancellor showhome backing onto the prestigious Hamptons golf course with unobstructed views of the greens & fairways. Offering a total of 6 bedrooms, relaxing central air & rubber roof, this fully finished estate home with classic brick facade, boasts extensive hardwood flooring, gourmet kitchen with granite counters & 2 fireplaces. Prime location just steps to bus stops & across from the Hamptons School & sports fields. Complemented by 9ft ceilings & beautiful hardwood/tile floors, you'll embrace the traditional design of the main floor with its formal living & dining rooms, expansive family room with cozy window seat & gas fireplace accented by built-in bookcases, dining nook with floor-to-ceiling windows & stylish gourmet kitchen with granite counters & centre island, walk-in pantry & upgraded black/stainless steel appliances including brand new fridge. The eye-catching spiral staircase winds its way up to the 2nd floor where you'll find 4 great-sized bedrooms - all with hardwood floors - & features the wonderful owners' retreat with sitting area & Valor gas fireplace, panoramic golf course views, walk-in closet & relaxing jetted tub ensuite with double vanities, separate shower & tile floors. Shared by the other 3 bedrooms, the family bath has a skylight & double vanities plus there is another full bath in the finished walkout level along with 2 bedrooms & terrific media/rec room with wet bar & built-in entertainment centre. Oversized 2 car garage, New furnaces (year 2023), hot







water tank (year 2023), curtains(year 2023,main floor and basement flooring(year 2023). A truly sensational home perfect for the growing family, only a heartbeat away from shopping & community amenities, golf course & beyond!

Built in 1998

#### **Essential Information**

MLS® # A2254902 Price \$1,269,900

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 3,151
Acres 0.14
Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 10449 Hamptons Boulevard Nw

Subdivision Hamptons
City Calgary
County Calgary
Province Alberta
Postal Code T3A 6A3

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Smoking Home, Vaulted Ceiling(s), Bookcases, Skylight(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

Washer/Dryer, Window Coverings, Central Air Conditioner, Garburator,

Water Softener

Heating Forced Air Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony

Lot Description No Neighbours Behind, On Golf Course

Roof Rubber

Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed September 6th, 2025

Days on Market 59

Zoning R-CG

HOA Fees 210

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Grand Realty

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