

## 24 Hamptons Rise NW Calgary, Alberta

**MLS # A2215718**


# \$769,900

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, On Golf Course, Private, Rectangular		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Wet Bar

**Inclusions:** Pool Table

Here it is... a truly wonderful home in HAMPTONS CLUB CHATEAUX... This exclusive collection of only 36 bungalow villas, was built by CalBridge Fine Homes. FANTASTIC LOCATION, backing onto the 11th tee box of the Hamptons Golf Course. The main floor is 1570sq. ft. plus an additional 1360 sq. ft. developed down. Meticulous thought went into the construction of this lovingly maintained home. This home enjoys 2 bedrooms (2 ensuites) + a dedicated main floor den/office. The open floorplan has 9 ft. ceilings with skylights (c/w remote shade), kitchen/ breakfast nook/great room combination with warm 3 sided fireplace. There's an elegant formal dining room, and relaxing & inviting primary bedroom with a large walk-in closet & ensuite. You'll also find a main floor laundry room complete with built-in cabinets, laundry sink & washer/dryer. The lower level is thoughtfully developed with an extensive entertaining/games room with wet bar, beautiful regulation size, mahogany pool table (included) and media/family room with fireplace and custom built-in bookcase. There is a large 2nd bedroom down with 3 piece ensuite bath including a steam shower. Additional features include triple pane (low-e) windows, 2 high efficiency furnaces, poly-wood shutters, new humidifiers, new Kohler toilets and Moen faucets. There are built-in speakers, stained glass transom windows and Toptech kitchen counters. There is an oversized garage (23'7" X 19'3") that includes epoxy flooring, workbench, storage cabinets and a new garage door opener (2023). Loads of extra cabinets and storage space in this home along with underground sprinklers and clay tile roof. The low monthly maintenance fees (\$250/month) takes care of the snow shoveling & grass cutting. Within walking distance to bus stop & the golf course clubhouse, just minutes to area shopping & quick easy access to Sarcee &

Shaganappi Trails. Short distance to the University of Calgary, LRT, hospitals, downtown & more. Pet friendly community (2 even tempered animals). Ready for you to move in. See it... love it!!