

## 11 Hamptons Bay NW Calgary, Alberta

**MLS # A2237172**


# \$849,800

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Lawn		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** please discuss with the listing realtor (pool table with accessories, some furniture, etc.)

Elegant Villa Living in The Hamptons – Custom-built home Open House Sunday, July 20.2025 from 2-4 PM Discover upscale living in one of NW Calgary’s most sought-after communities–The Hamptons. This custom-built villa by Calbridge Homes 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 hardwood floors, and an abundance of natural light through floor-to-ceiling windows. The open-concept main floor features a spacious Great Room anchored by a two-sided gas fireplace, a generous formal dining area, and a bright, modern kitchen with a cozy breakfast nook that opens onto a 14’x14’ deck–perfect for morning coffee or evening relaxation. Conveniently located is the large office with a large front-facing window. 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 dual vanities. 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, billiards area, another bedroom, a den/home office, 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 prestigious community–book your private showing today!