

11 Hamptons Bay NW  
Calgary, Alberta

MLS # A2237172



\$849,800

Division:	Hamptons		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
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		

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

**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 &ndash; Custom Calbridge Home\*\*** Discover upscale living in one of NW Calgary's most sought-after communities&mdash;**\*\*The Hamptons\*\***. This **\*\*custom-built villa by Calbridge Homes\*\*** combines timeless elegance with modern comfort, offering over **\*\*2,500 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\*\***&mdash;perfect for morning coffee or evening relaxation. The **\*\*luxurious primary suite\*\*** easily fits a king-sized bedroom set with space for a sitting area, and boasts a **\*\*massive walk-in closet\*\*** and a spa-inspired in-suite with a **\*\*walk-in jetted tub\*\***, **\*\*oversized shower\*\***, and full-sized 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\*\***, **\*\*billiards area\*\***, **\*\*additional bedroom\*\***, a **\*\*den/home office\*\***, **\*\*workshop\*\***, and a full **\*\*4-piece bath\*\***&mdash;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&mdash;book your private showing today!\*\***