

# \$1,225,000 - 225 Hamptons Gardens Nw, Calgary

MLS® #A2224974

**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 2,761 sqft

Residential on 0.20 Acres

Hamptons, Calgary, Alberta

Welcome to this exceptional family home located on a quiet cul-de-sac in the prestigious and highly sought-after community of the Hamptons. Perfectly positioned on an expansive pie-shaped lot, this stunning property offers the ideal blend of luxury, space, and comfort. Featuring 5 spacious bedrooms and 3.5 bathrooms—including a beautifully renovated 5-piece ensuite in the primary retreat—this home is designed for modern family living. The open-concept main floor is filled with natural light and showcases a dedicated office, perfect for remote work or study. The generous kitchen is a chef's dream, complete with elegant quartz countertops, ample cabinetry, and a seamless flow into the dining and living areas—ideal for both everyday living and entertaining. Downstairs, the fully finished walk-out basement offers even more versatile living space, whether you're envisioning a home gym, media room, or guest suite. The triple car attached garage provides plenty of room for vehicles and storage, while the massive backyard offers endless potential for outdoor enjoyment. Other additions include the low maintenance metal roof, the in-slab heating in the basement and full lawn irrigations system. With its prime location, refined features, and incredible lot, this is a rare opportunity to own a remarkable home in one of Calgary's most prestigious neighborhoods.

Built in 1997



## Essential Information

MLS® #	A2224974
Price	\$1,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,761
Acres	0.20
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	225 Hamptons Gardens Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5X4

## Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, 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, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	15
Zoning	R-CG
HOA Fees	221
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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