

# \$849,800 - 11 Hamptons Bay Nw, Calgary

MLS® #A2237172

**\$849,800**

2 Bedroom, 3.00 Bathroom, 1,564 sqft  
Residential on 0.13 Acres

Hamptons, Calgary, Alberta



**\*\*Elegant Villa Living in The Hamptons â€“  
Custom Calbridge Home\*\***

Discover upscale living in one of NW  
Calgaryâ€™s most sought-after  
communitiesâ€”**\*\*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\*\***â€”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 entertainerâ€™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\*\***â€”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 communityâ€”book your private showing today!\*\***

Built in 1997

### **Essential Information**

MLS® #	A2237172
Price	\$849,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### **Community Information**

Address	11 Hamptons Bay Nw
Subdivision	Hamptons

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R6

### **Amenities**

Amenities	Clubhouse, Golf Course
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Glass Doors, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	City Lot, Lawn
Roof	Concrete
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 14th, 2025
Zoning	R-C2
HOA Fees	180
HOA Fees Freq.	MON

### **Listing Details**

Listing Office

Stonemere Real Estate Solutions

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