

# **\$1,078,000 - 10345 Hamptons Boulevard Nw, Calgary**

MLS® #A2260355

**\$1,078,000**

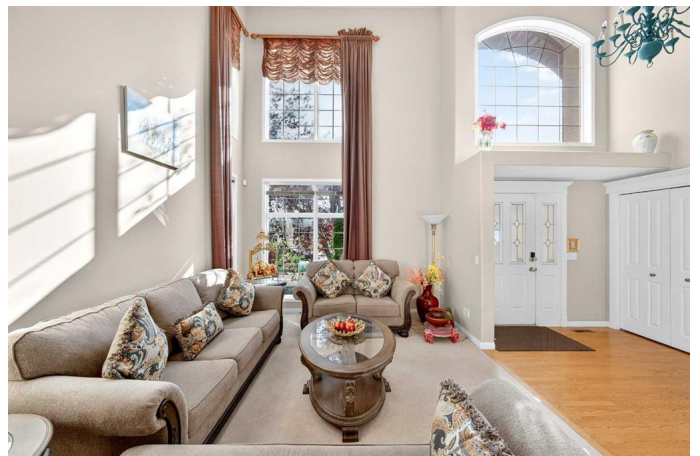
4 Bedroom, 3.00 Bathroom, 2,675 sqft

Residential on 0.12 Acres

Hamptons, Calgary, Alberta

Former Calbridge Show home, Great Family home in Hamptons offer you 2675 square feet above grade plus Walkout basement partially finished with over 600 square feet extra living space! This Estate Home has Tile Roof, Brick front exterior, Large Foyer with 2 storey high ceiling, leading you to the Living and Dining Room. Living Room has a 2 storey high ceiling, Formal Dining Room is perfect for your gathering with friends. Kitchen with lots of cabinets, Granite counters, center islands, and a nice size Breakfast nook for your daily meals. 3 sided Fireplace in Family Room, built in Bookshelves that offers you very comfort settings for family. Main Floor Den and Laundry, guest washroom that complete the Main level. Going up the circular stairs, leading you to the second Level with 4 bedrooms. Primary Bedroom is spacious with large Ensuite bathroom, double sinks and separate shower. 3 other good sized bedrooms and main Bathroom complete this level. Walkout level has a huge Rec Room, and the other half of the basement is unfinished that you can easily add a bedroom and bathroom for your needs. Upgraded with Air conditioning and sprinkler system. Across from the Hamptons School, that you can watch your kids to school. Easy access to Country Hills Blvd, Superstore, Costco and Beacon Hills Shopping areas. Great Family home for your growing family, Don't miss this!

Built in 1996



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260355    |
| Price          | \$1,078,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,675       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 10345 Hamptons Boulevard Nw |
| Subdivision | Hamptons                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3A 5S2                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s), Bookcases, French Door, Jetted Tub |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                       |

|              |                                                |
|--------------|------------------------------------------------|
| Fireplaces   | Family Room, Gas, Recreation Room, Three-Sided |
| Has Basement | Yes                                            |
| Basement     | Full, Partially Finished, Walk-Out             |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Few Trees, Landscaped, Rectangular Lot |
| Roof              | Clay Tile                              |
| Construction      | Brick, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 15                   |
| Zoning         | R-CG                 |
| HOA Fees       | 210                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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