



DON'T GAMBLE WITH YOUR HOME.
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10 Hamptons Bay NW Calgary, Alberta

MLS # A2231456



\$899,988

Division:	Hamptons		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,617 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Alarm System (AS-IS), Vac System and All Attachments (AS-IS), Office TV and Bracket

Welcome to the coveted community of THE HAMPTONS and to the upscale villa enclave called 'Chateaux on the 18th'. This villa overlooks the 18TH GREEN of HAMPTONS GOLF COURSE, with additional UNOBSTRUCTED VIEWS as far as the eye can see! Are you ready for BUNGALOW LIVING? How about a BEAUTIFUL WALKOUT BUNGALOW VILLA in an HOA community with the perks of LAWN & SNOW MAINTENANCE but NO CONDO FEES? Come see 10 Hamptons Bay NW. Shows 10 out of 10! From the moment you pull into this quiet cul-de-sac, you will love the neat and tidy look of the entire street, enhanced by durable TILE ROOFING, STUCCO SIDING and BRICK DETAILING. This FORMER SHOW HOME was built with extra bells and whistles. The HARDWOOD flooring is in MINT-CONDITION. A TEN-FOOT CEILING on the main level is accented by the elegance of extensive PAINTED BORDERS & CROWN MOULDING! SO MUCH NATURAL LIGHT flows through this home, thanks to LARGE MAIN LEVEL WINDOWS, EACH WITH AN ADDITIONAL TRANSOM window above. GREAT FLOOR PLAN -see the photo reel. The main level is spacious, over 1600 square feet. You will love this front office for a quiet space to work or read. Attractive dining room with hutch space (or piano room). What a BEAUTIFUL KITCHEN! Cabinetry is WHITE with OAK ACCENTS. The STAIRCASE RAILING and LIVING ROOM BUILT-INS MATCH the kitchen, also in white with oak accents. Very large central island with matching bulkhead and pot lights above, plus fluted columns and panel finishing on the back of the island. STAINLESS STEEL fridge, stove (with GAS cooktop), dishwasher and hood fan. GRANITE counters. From the front door, or kitchen, or living room, THE VIEW IS SENSATIONAL! This is a great villa for entertaining

guests, with generous square footage and multiple indoor and outdoor areas for relaxing or enjoying a meal together. Meticulously maintained and nicely upgraded! At the start of your new day, enjoy getting ready in this beautifully RENOVATED ENSUITE bathroom with HEATED TILE FLOORING, DOUBLE SINKS, and spacious TILED SHOWER with CURVED GLASS-BLOCK ENCLOSURE. Head downstairs to the finished walkout level. How about a movie night? The family room downstairs has handsome built-in cabinetry with a second gas fireplace, cabinets and upper display shelving. The lower level also offers a SPACIOUS BEDROOM, HOBBY ROOM & FULL BATHROOM, making this home perfect for 'empty-nesters' or 'soon-to-be empty-nesters'. How about SPACE FOR A POOL TABLE (or a ping-pong table to improve your pickle-ball game)? Step outside from the main or lower levels and drink in the view! Golf course by day, twinkling lights by night. More features: ART NICHEs, CENTRAL AIR CONDITIONING, and a GAS LINE for your BBQ at the upper deck. Recent improvements include: 2 New Furnaces (around 2022), Exterior Garden Doors, Granite (kitchen and ensuite bathroom), Removal of Poly-B, New A/C and HWT (2024), Speaker Wiring (2024), Programmable/Keyless Locks, Garburator, and all Shut-Off Valves (2024).