



DON'T GAMBLE WITH YOUR HOME.

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ASSOCIATE

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10274 Hamptons Boulevard NW
Calgary, Alberta

MLS # A2253661



\$838,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Brick/Mortar	Utilities:	-
Features:	Built-in Features		

Inclusions: wood in basement

Formal Showhome in a great location in the Hamptons with over 3800sq/ft of living space. This bright 5-bedroom home offers you an open floor plan for established and growing families. The white kitchen with granite countertops and a large island is all open to the family room with lovely built-ins and gas fireplace all overlooking the beautiful backyard. There is a spacious living room and dining room with vaulted ceilings great for entertaining and the main floor den is ideal for a formal office or extra spare bedroom. The main floor also includes a half bath, mudroom and convenient laundry room. Upstairs the sizeable master suite is where you'll find a walk-in closet and a 4-piece ensuite with a jetted tub. The upstairs also features three more bedrooms and a family bath. The basement is partially finished with a bedroom, roughed in 4-piece bathroom and large recreation room. Enjoy the beautiful brick faced exterior, clay tile roof, south facing back yard and the attached double car garage. Close to schools, golf, parks and shopping from this excellent family home in the Hamptons.