

**135 Hamptons Park NW  
Calgary, Alberta**

**MLS # A2265433**



**\$649,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, High Ceilings, Open Floorplan, Skylight(s)		
<b>Inclusions:</b>	n/a		

Wow... Christmas Special reduction, ...check out this unbelievable price reduction! Seller wants it sold. This rare and exquisite villa bungalow offers a truly special setting with breathtaking park views and a peaceful, private location just steps from scenic green pathways. The open-concept kitchen overlooks the park, featuring bright white cabinetry, a spacious bay-window nook, and beautiful oak hardwood floors that flow seamlessly into the elegant formal dining room and vaulted great room with a two-way fireplace;perfect for entertaining or quiet evenings in. Enjoy a large primary suite with soaring ceilings, a 4-piece spa-inspired ensuite complete with a walk-in soaker tub and separate shower, plus a main-floor den with another bay window offering abundant natural light. Outside, the expansive rear deck and lush manicured surroundings provide an oasis of calm with direct views of Hamptons Park. The property adjoins a beautiful park leading to tennis courts, golf course and a playground, this home belongs to an exclusive HOA community (\$221/month) that includes professional landscaping and snow removal;even your driveway! Enjoy luxury, privacy, and convenience in this turn-key villa;not a condo, but a true carefree lifestyle!