



GRASSROOTS
REALTY GROUP

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10262 Hamptons Boulevard NW
Calgary, Alberta

MLS # A2317445



\$1,099,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,540 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Hardwood, Marble	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Wet Bar		
Inclusions:	N/A		

!!! NEW PRICE !!! Welcome to this beautifully updated family home in the highly sought-after community of The Hamptons! Offering over than 3800 SQF of developed living space, this spacious 5-bedroom, 3.5-bathroom home combines comfort, elegance, and functionality—perfect for growing family. Step inside to discover a bright and open main floor featuring modern upgrades throughout. The kitchen is both stylish and practical, offering ample cabinetry and workspace, ideal for everyday living and entertaining. Upstairs, you’ll find generously sized bedrooms, including a primary retreat complete with a private ensuite and plenty of closet space. The fully finished basement expands your living area with additional bedrooms, a full bathroom, and a versatile space perfect for a home theatre, gym, or guest accommodations. The backyard retreat is an oasis with a south exposure, a large deck, a lower stone patio, and a beautiful surround of aspen trees providing a serene natural setting. The Hamptons has so much to offer with conveniences all around, including schools, golf, and quick access to the Beacon Hill Shopping Center, Costco, T&T Supermarket, and local restaurants. Additional Details Include: Clay Roof Maintenance free, Hot Water Tank replaced (2024), Updated Appliances, New Patios, and Custom Window Features. This home shows 10/10 and offers the perfect blend of space, comfort, and location—come check it out before it’s gone!