

# \$1,225,000 - 225 Hamptons Gardens Nw, Calgary

MLS® #A2224974

**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 2,761 sqft

Residential on 0.20 Acres

Hamptons, Calgary, Alberta

Welcome to this exceptional family home located on a quiet cul-de-sac in the prestigious and highly sought-after community of the Hamptons. Perfectly positioned on an expansive pie-shaped lot, this stunning property offers the ideal blend of luxury, space, and comfort. Featuring 5 spacious bedrooms and 3.5 bathrooms—including a beautifully renovated 5-piece ensuite in the primary retreat—this home is designed for modern family living. The open-concept main floor is filled with natural light and showcases a dedicated office, perfect for remote work or study. The generous kitchen is a chef's dream, complete with elegant quartz countertops, ample cabinetry, and a seamless flow into the dining and living areas—ideal for both everyday living and entertaining. Downstairs, the fully finished walk-out basement offers even more versatile living space, whether you're envisioning a home gym, media room, or guest suite. The triple car attached garage provides plenty of room for vehicles and storage, while the massive backyard offers endless potential for outdoor enjoyment. Other additions include the low maintenance metal roof, the in-slab heating in the basement and full lawn irrigations system. With its prime location, refined features, and incredible lot, this is a rare opportunity to own a remarkable home in one of Calgary's most prestigious neighborhoods.

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224974    |
| Price          | \$1,225,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,761       |
| Acres          | 0.20        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 225 Hamptons Gardens Nw |
| Subdivision | Hamptons                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A 5X4                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                    |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                   |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Family Room, Gas         |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                            |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Treed, Underground Sprinklers |
| Roof              | Metal                                                                                                   |
| Construction      | Stucco, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 20             |
| Zoning         | R-CG           |
| HOA Fees       | 221            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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