

\$1,269,900 - 10449 Hamptons Boulevard Nw, Calgary

MLS® #A2254902

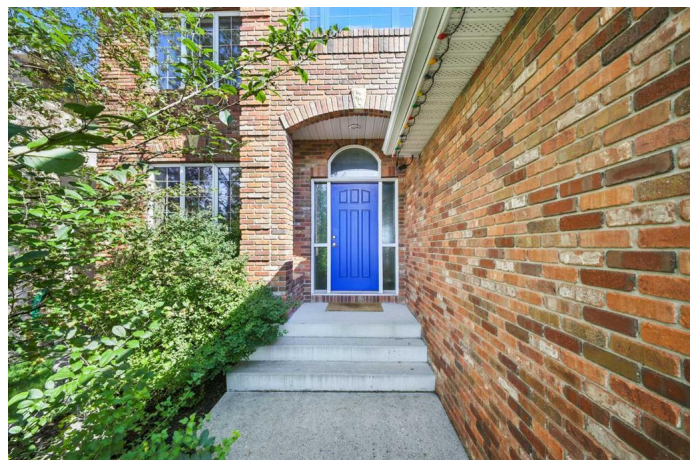
\$1,269,900

6 Bedroom, 4.00 Bathroom, 3,151 sqft

Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Beautifully upgraded former Chancellor showhome backing onto the prestigious Hamptons golf course with unobstructed views of the greens & fairways. Offering a total of 6 bedrooms, relaxing central air & rubber roof, this fully finished estate home with classic brick facade, boasts extensive hardwood flooring, gourmet kitchen with granite counters & 2 fireplaces. Prime location just steps to bus stops & across from the Hamptons School & sports fields. Complemented by 9ft ceilings & beautiful hardwood/tile floors, you'll embrace the traditional design of the main floor with its formal living & dining rooms, expansive family room with cozy window seat & gas fireplace accented by built-in bookcases, dining nook with floor-to-ceiling windows & stylish gourmet kitchen with granite counters & centre island, walk-in pantry & upgraded black/stainless steel appliances including brand new fridge. The eye-catching spiral staircase winds its way up to the 2nd floor where you'll find 4 great-sized bedrooms - all with hardwood floors - & features the wonderful owners' retreat with sitting area & Valor gas fireplace, panoramic golf course views, walk-in closet & relaxing jetted tub ensuite with double vanities, separate shower & tile floors. Shared by the other 3 bedrooms, the family bath has a skylight & double vanities plus there is another full bath in the finished walkout level along with 2 bedrooms & terrific media/rec room with wet bar & built-in entertainment centre. Oversized 2 car garage, New furnaces(year 2023), hot



water tank (year 2023), curtains(year 2023,main floor and basement flooring(year 2023). A truly sensational home perfect for the growing family, only a heartbeat away from shopping & community amenities, golf course & beyond!

Built in 1998

Essential Information

MLS® #	A2254902
Price	\$1,269,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,151
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10449 Hamptons Boulevard Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6A3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s), Bookcases, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Garburator, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, On Golf Course
Roof	Rubber
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	61
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.