

\$849,800 - 11 Hamptons Bay Nw, Calgary

MLS® #A2237172

\$849,800

2 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.13 Acres

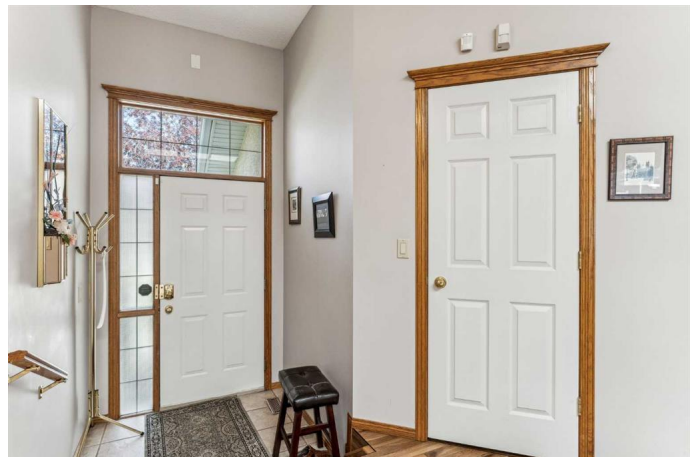
Hamptons, Calgary, Alberta

****Elegant Villa Living in The Hamptons â€“ Custom Calbridge Home****

Discover upscale living in one of NW Calgaryâ€™s most sought-after communitiesâ€”****The Hamptons****. This ****custom-built villa by Calbridge Homes**** combines timeless elegance with modern comfort, offering over ****2,500 sq. ft. of beautifully developed space**** across two levels.

From the moment you step inside, you're greeted by ****vaulted ceilings, gleaming hardwood floors****, and an ****abundance of natural light**** through floor-to-ceiling windows. The ****open-concept main floor**** features a spacious ****Great Room**** anchored by a ****two-sided gas fireplace****, a generous ****formal dining area****, and a ****bright, modern kitchen**** with a cozy ****breakfast nook**** that opens onto a ****14'x14' deck****â€”perfect for morning coffee or evening relaxation.

The ****luxurious primary suite**** easily fits a king-sized bedroom set with space for a sitting area, and boasts a ****massive walk-in closet**** and a spa-inspired in-suite with a ****walk-in jetted tub****, ****oversized shower****, and full-sized vanity. A ****2-piece guest bath****,



****main floor laundry/mudroom****, and ****double attached garage**** complete the main level.

The fully developed lower level is an entertainerâ€™s dream with a ****large family room****, ****second gas fireplace****, ****billiards area****, **** additional bedroom****, a ****den/home office****, ****workshop****, and a full ****4-piece bath****â€”ideal for guests or multigenerational living.

This home is loaded with upgrades and offers the perfect blend of low-maintenance villa living and spacious design. ****Don't miss your chance to own in this prestigious communityâ€”book your private showing today!****

Built in 1997

Essential Information

MLS® #	A2237172
Price	\$849,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	11 Hamptons Bay Nw
Subdivision	Hamptons

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R6

Amenities

Amenities	Clubhouse, Golf Course
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Glass Doors, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	City Lot, Lawn
Roof	Concrete
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	R-C2
HOA Fees	180
HOA Fees Freq.	MON

Listing Details

Listing Office Stonemere Real Estate Solutions

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.