10254 Hamptons Boulevard NW

Calgary | Active | MLS® A2357373

$899,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1993**	**1,932.76 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

This is your chance to make your home in this wonderful Cedarglen bungalow here in the highly sought-after estate community of Hamptons! Same owners for almost 25 years, this beautifully appointed home enjoys 4 bedrooms & 3 full bathrooms, gleaming hardwood floors & central air, dynamite white kitchen with upgraded appliances & fantastic deck in the sunny South backyard. Complemented by soaring 10ft ceilings & expansive windows, you will just love the welcoming & bright feel of the main floor with its gorgeous living room with built-in bar & 2-sided gas fireplace, elegant formal dining room with picture bay window & open concept kitchen with walk-in pantry & centre island, loads of cabinet space, skylight, spacious dining nook & the appliances include stainless steel LG fridge, gas cooktop & built-in convection oven. The main floor primary bedroom has a large walk-in closet & jetted tub ensuite with skylight, double vanities & separate shower. The 2nd bedroom…which would also make a great home office, has a built-in desk & its own private access into another full bathroom. The lower level is finished with a huge games/rec room, full bathroom & 2 more bedrooms…one which is an incredible size & would be perfect for your teenager or your in-laws. Main floor laundry room complete with Whirlpool washer & dryer, as well as a sink & wire shelving. Additional features include clay tile roof, new hot water tank in 2019 & furnace in 2018, loads of extra space for storage, natural gas line for your BBQ on the backyard deck. The Hamptons School & the tennis courts & playing fields at Hamptons Park are both within walking distance, & bus stops are just steps from your front door. Prime location in one of Northwest Calgary's most desirable communities, only a few short minutes to the golf course clubhouse, neighbourhood & area shopping, Nose Hill Park & quick easy access to Crowfoot Centre & LRT, University of Calgary, recreation centers, top-rated schools & downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357373
Bedrooms	4
Bathrooms	3
Year Built	1993
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,932.76 sq. ft.
Main Level Finished Area:	1,932.76 sq. ft.
Below Grade Finished Area:	1,379.64 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,081 sq. ft.
Lot Frontage:	54'7"
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1993 (Age: 33)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9211779
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Cedarglen
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Dining Room, Double Sided, Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink
HOA Fee:	$200.00
City Quadrant:	Northwest
Community:	Hamptons
Amenities:	Park
Appliances:	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	fridge & freezer in furnace room, alarm system hardware, front doorbell. NOTE: vacuflo .
Restrictions:	None Known
Main Floor	Living Room · 29'1" × 20' ·
Main Floor	Dining Room · 15'1" × 12'4" ·
Main Floor	Kitchen · 14'2" × 12'1" ·
Main Floor	Nook · 13'2" × 10'1" ·

Main Floor	Laundry · 9' × 6'1" ·
Main Floor	Bedroom - Primary · 14'6" × 14' ·
Main Floor	Bedroom · 13'11" × 13'10" ·
Basement	Game Room · 32'5" × 30'4" ·
Basement	Bedroom · 12'7" × 11'11" ·
Basement	Bedroom · 24'6" × 21'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden
Patio And Porch Features:	Deck, Porch
Lot Features:	Back Yard, Front Yard, Garden, Landscaped, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10254-hamptons-boulevard-nw-calgary-a2357373/

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