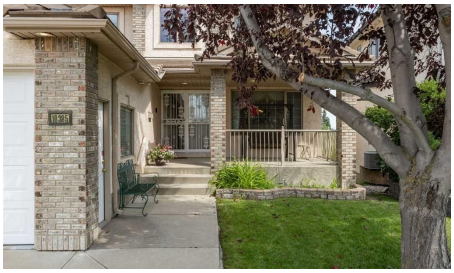
10385 Hamptons Boulevard NW

Calgary | Active | MLS® A2358166

$1,050,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1997**	**2,641.74 sq. ft.**

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Listed by CIR Realty

A closer look

PRIDE OF OWNERSHIP is evident throughout this beautifully cared-for FORMER LUPI SHOWHOME in The Hamptons. Offering over 2,600 SQ. FT. ABOVE GRADE, 5 bedrooms, 3.5 bathrooms, a main-floor office and a FINISHED WALKOUT BASEMENT, this is a home designed for families who want space to settle in and grow. The classic executive layout features hardwood flooring, generous living and dining areas, a spacious kitchen and family room, and a curved staircase that adds character to the main floor.

Upstairs, the OVERSIZED PRIMARY RETREAT is a true standout, with plenty of room for a sitting area, a large walk-in closet and a spacious 5-piece ensuite. Three additional bedrooms and another full bathroom complete the upper level. The walkout basement adds even more flexibility with a large recreation room, fifth bedroom, full bathroom, approximately 9-foot ceilings and large egress windows. It is a great setup for kids, guests, extended family, entertaining, or simply having more room to spread out.

The home has been exceptionally well kept over the years, with NO PETS AND NO SMOKING, and the care is noticeable throughout. Practical improvements include a refrigerator replaced in 2024, dual furnaces serviced in 2024, hot water tanks replaced in 2021 and 2022, water softener, heated double attached garage and a new garage door in 2025.

Best of all, you’re STEPS FROM THE HAMPTONS SCHOOL, with parks, pathways, tennis and basketball courts, recreation and golf all close by. A well-cared-for family home in one of NW Calgary’s most established communities, offering the space, location and flexibility to enjoy for years to come.The classic executive layout features hardwood flooring, generous living spaces, a curved staircase and an OVERSIZED PRIMARY RETREAT with a 5-piece ensuite and walk-in closet. Downstairs, the walkout level offers a large recreation area, fifth bedroom, full bathroom, 9-ft ceilings and large windows, ideal for guests, kids or entertaining.
Lovingly maintained with NO PETS AND NO SMOKING, the home also features newer hot water tanks (2021 and 2022), a 2024 refrigerator, dual furnaces serviced in 2024, a heated garage and a new garage door in 2025. Best of all, you’re STEPS FROM THE HAMPTONS SCHOOL, with parks, pathways, recreation and golf close by.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358166
Bedrooms	5
Bathrooms	4
Year Built	1997
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:	2 Storey
Total Living Area:	2,641.74 sq. ft.
Main Level Finished Area:	1,367.65 sq. ft.
Below Grade Finished Area:	1,366.03 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,080 sq. ft.
Lot Frontage:	44'2"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1997 (Age: 29)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9711340
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$210.00
City Quadrant:	Northwest
Community:	Hamptons
Amenities:	Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities
Appliances:	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 17'11" × 13'5" ·
Main Floor	Family Room · 11'6" × 11'4" ·

Main Floor	Dining Room · 16'5" × 10'1" ·
Main Floor	Living Room · 17'1" × 12'11" ·
Main Floor	Office · 11'11" × 10'4" ·
Main Floor	Breakfast Nook · 18'4" × 6'5" ·
Main Floor	Laundry · 8'8" × 6'7" ·
2nd Floor	Bedroom - Primary · 19'3" × 15'8" ·
2nd Floor	Walk-In Closet · 8'7" × 6'4" ·
2nd Floor	Bedroom · 15'4" × 10'11" ·
2nd Floor	Bedroom · 11'2" × 9'11" ·
2nd Floor	Bedroom · 13'3" × 12'4" ·
Basement	Game Room · 36'5" × 17'10" ·
Basement	Bedroom · 18'10" × 12'6" ·
Basement	Furnace/Utility Room · 19' × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Front Porch
Lot Features:	Close to Clubhouse, Front Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1

Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10385-hamptons-boulevard-nw-calgary-a2358166/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.