

# \$1,049,900 - 10193 Hamptons Boulevard Nw, Calgary

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MLS® #A2230679

**\$1,049,900**

6 Bedroom, 4.00 Bathroom, 2,505 sqft

Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Welcome to this beautifully maintained and spacious 2500 Sq Ft home with a heated double garage in the prestigious community of the Hamptons! From the moment you step inside, you'll feel the warmth and elegance this home exudes. A striking curved staircase and cascading chandelier create a stunning first impression in the front foyer. The main level features a grand living room and a formal dining room, ideal for hosting, along with a large family room complete with a cozy gas fireplace and custom wall unit. The spacious kitchen is a true showpiece, offering an abundance of cabinetry, a bright breakfast nook, and an impressive lineup of Samsung Black Stainless Steel appliances.

Culinary enthusiasts will love the convection oven with steam bake and Flex Duo divider, allowing for flexible multi-level baking. The induction cooktop with Virtual Flame Technology and Flex Zone, along with a sleek Bluetooth-connected under-cabinet range hood, offer high-tech convenience. The 4-door French Door refrigerator with Twin Cooling and Flex Zone Control, and a built-in microwave with trim, complete the kitchen's upscale package. Best of all, the oven and cooktop can be connected to the SmartThings app, allowing you to control and monitor your cooking remotely.

The main floor also offers a spacious laundry room with plenty of storage and closet space. Upstairs, you'll find four generously sized bedrooms and a full bathroom. The primary



suite is a peaceful retreat, featuring a walk-in closet, a full ensuite with a luxurious jacuzzi tub, and plenty of space to unwind. The fully developed walk-out basement extends your living space with a huge recreation room, wet bar, built-in wall unit with additional storage, and two more bedrooms—perfect for guests, a home office, or multigenerational living. Step outside to enjoy the manicured gardens and a beautifully maintained backyard, offering both privacy and charm. This home also features a recently upgraded architectural rubber roof, adding durability and curb appeal. Lovingly cared for and tastefully decorated, this stunning property is ready for its next chapter. Call today to book your private showing!

Built in 1992

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230679    |
| Price          | \$1,049,900 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,505       |
| Acres          | 0.14        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 10193 Hamptons Boulevard Nw |
| Subdivision | Hamptons                    |
| City        | Calgary                     |

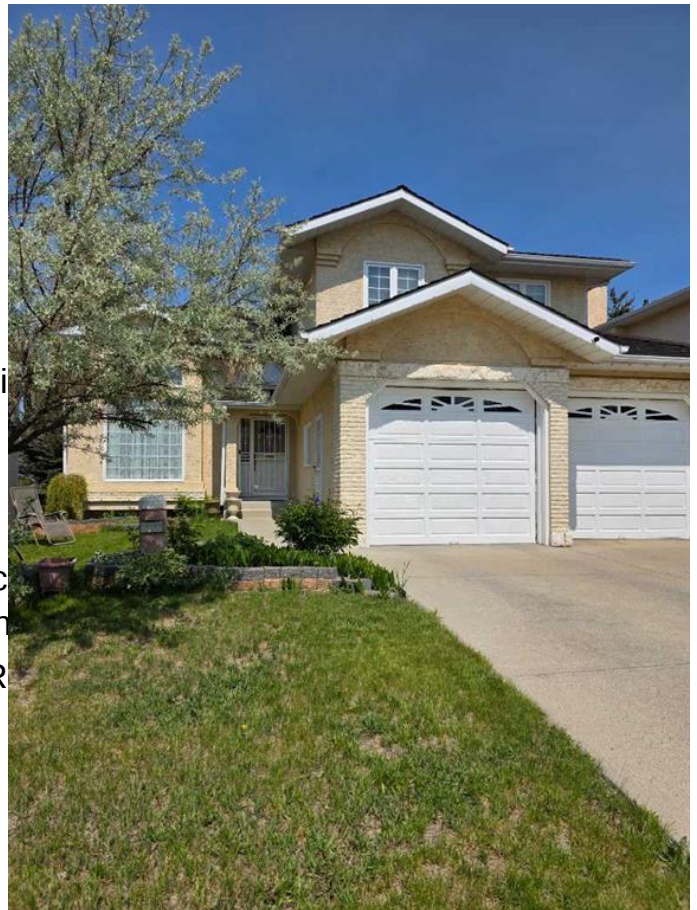
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|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 5A9 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Other                            |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Central Vacuum, Hardwood Floors, Open Concept, Smoking Home, Separate Entrance |
| Appliances        | Built-In Oven, Dishwasher, Refrigerator, Stove                                                 |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 2                                                                                              |
| Fireplaces        | Basement, Family Room, Gas, Mantle, Wood Burning, Double Sided, Tile                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Walk-Out                                                                                 |



### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                            |
| Lot Description   | City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Open Lot, See Remarks |
| Roof              | Rubber                                                                                                          |
| Construction      | Brick, Stucco                                                                                                   |
| Foundation        | Poured Concrete                                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 70              |
| Zoning         | R-CG            |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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