

**11 Hamptons Bay NW**  
**Calgary, Alberta**
**MLS # A2237172**

**\$729,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Lawn		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	water pressure monitor/shut off, alarm system ( Telus )		

Discover the prestige and upscale living in one of NW Calgary's most sought-after communities. This 2 bedroom villa combines timeless elegance with modern comfort, offering 2,900 sq. ft. of beautifully developed space across two levels. From the moment you step inside, you're greeted by vaulted ceilings, gleaming floors, and an abundance of natural light through floor-to-ceiling windows and skylights. The open-concept main floor features a spacious Living Room anchored by a three-sided gas fireplace, a generous formal dining area, and a bright, modern kitchen with a cozy breakfast nook that opens onto a private 14'x 14' deck—perfect for morning coffee or evening relaxation. Conveniently located is the large office with a full-length front-facing window framed by oak wood bookshelves. The luxurious primary suite easily accommodates a king-sized bedroom set, featuring a spacious sitting area, massive walk-in closet, a spa-inspired in-suite with a walk-in jetted tub, oversized shower, and a 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 entertainer's dream with a large family room, second gas fireplace, games area, second bedroom, a den/guest room, an exhaust-vented workshop, and a full 4-piece bath—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 safe and prestigious community—book your private showing today!