

**649 Hamptons Drive NW
Calgary, Alberta**

MLS # A2187852



\$949,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,179 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Partial Window Covering, Partial Wall paintings, Outdoor Shed(1)

This beautifully maintained walkout two-story single-family home in the prestigious Hamptons community offers over 3,000 sqft of living space with 5 bedrooms (3+2), 3.5 baths, and numerous updates. The walkout basement is a fully legal suite, making it perfect for rental income or extended family living, and includes 2 oversized bedrooms, a full bath, a recreation area, and laminated flooring. The home boasts open-to-below high ceilings in the living room and foyer, allowing an abundance of natural light to fill the space and create a bright, welcoming atmosphere. The master ensuite and upstairs main bathroom have been newly renovated, adding modern luxury. The functional layout includes elegant curved wood spindle staircases, a main floor den with French doors, hardwood flooring, granite countertops, and a formal dining room. A spacious family room with a gas fireplace, a large kitchen with granite counters, and a breakfast nook open to a generous deck with scenic views. The property is fully fenced, beautifully landscaped, and conveniently located near schools, playgrounds, Co-op, a golf course, shopping, and major roadways. Don't miss this exceptional home—schedule your viewing today!