

# \$899,000 - 132 Hamptons Common Ne, High River

MLS® #A2221622

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,496 sqft

Residential on 0.17 Acres

Hampton Hills, High River, Alberta

**\$50k PRICE REDUCTION!!!** - This property will WOW the socks right off of your feet, it has every 'extra' imaginable! Located at the end of quiet cul de sac in Hampton Hills, 3500sq/ft of living space with 4 upper level bedrooms, is only 5yrs old. Right off the bat you notice the triple car attached garage where the single bay door is 10ft high. Once inside the spacious foyer, a hallway leads to the mudroom or a left turn will take you into the open concept kitchen, dining and living room areas. The main floor has 9ft ceilings and towering 8ft doors throughout. The kitchen has on-trend grey cabinets and drawers (all non-slam) paired with quartz counter tops. The kitchen island has a built-in wine rack. The living room offers a gas fireplace with classy woodwork. There are French doors that lead to a nice sized office for the work from home professional. Glass sliding doors take you out to the oversized deck with vinyl decking, aluminum/glass railings. You will find a gas line for a BBQ and a second gas line for a floating fireplace. The backyard has a full underground irrigation system where each tree has its own watering nozzle on a separate zone from lawn care. Down the steps leads you to the "Garage-Mahal". This is the most unique garage you will ever walk into and is an ideal work-space for a high end work from home professional and you would be inspired every day to make it the best day! This building has in-floor heat as well as a wall mounted air conditioner so it truly is an



extended living space year round. It also features a wet bar with fridge and dishwasher, a bathroom (toilet with bidet), separate electric panel, custom lights, 4 windows, 2 in-floor electrical outlets, ceiling speakers, ethernet/LAN and built-in shelving. Any customers or clients visiting will be in awe of the style and grandeur of this building and all of it's features. The attached triple garage is heated with forced air, has 220v wiring with 2 outlets and 2 breakers, work bench, shelving, slat wall storage and is finished with dark paint from floor to ceiling. The 2nd story offers 3 spare bedrooms, a bonus room, laundry with a sink, counter and cabinets, 4pc main bath and a large master retreat complete with walk-in closet and 5pc ensuite bathroom including double vanities, soaker tub and stand alone shower. The fully finished basement has been masterfully designed as an in-home 'Speak-Easy'. It offers pub style bench seating with tables, full wet bar including 2 fridges, ice maker, and dishwasher. There are ceiling speakers to give the perfect ambience while entertaining guests and if they have 'one too many' they can crash on the Murphy Bed in the 5th bedroom! If all of this wasn't already enough, there is a full theatre room with projector, screen, built-in ceiling speakers and theatre seats for 9 people! There is also a custom 3pc bathroom making the space totally complete. Even the basement door has a built-in slider for the secret password! This could be Your Home, Your Castle

Built in 2020

### **Essential Information**

MLS® #	A2221622
Price	\$899,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,496
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	132 Hamptons Common Ne
Subdivision	Hampton Hills
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B1

### Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Asphalt, Triple Garage Attached
# of Garages	5

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Bookcases, Built-in Features, French Door, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Underground Sprinklers, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	33
Zoning	TND

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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