



GRASSROOTS
REALTY GROUP

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10 Hamptons Cove NW
Calgary, Alberta

MLS # A2221977



\$1,988,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,452 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Oversized, Tandem, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Concrete

Basement: Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: alarm system hardware, garage cabinets, mounted speakers on patio, wet bar dishwasher & microwave, wall-mounted TVs/brackets, mirror over living room fireplace

Once-in-a-lifetime opportunity in this truly incredible custom home backing onto the prestigious Hamptons golf course, nestled in this exclusive enclave of high-end luxury homes in the estate community of the Hamptons. Built by Lupi Luxury Homes & first-time offered for sale, this sensational two storey enjoys a total of 4 bedrooms + loft, fully-loaded chef's kitchen with granite countertops & top-of-the-line Miele appliances, oversized 3 car garage, entertainer's dream walkout level & breathtaking views of the fairways & ponds of the golf course. Showcased by rich hardwood floors & 9ft ceilings, this gracious air-conditioned home is perfectly designed for both entertaining & family living, & boasts a jaw-dropping living room with majestic fireplace & wall of soaring 18ft Palladian windows, elegant formal dining room with built-in benches & dining nook with wraparound windows & access onto the expansive full-width balcony. At the heart of this stunning home is the custom cherrywood kitchen with full-height cabinets & granite counters, oversized centre island with veggie sink, pantry & stainless steel Miele appliances which includes a built-in convection oven + Wolf cooktop stove. Ascend the winding staircase to the upper level & 3 fantastic bedrooms highlighted by the private owners' retreat with recessed ceilings, walk-in closet/dressing room with skylight & custom built-ins, panoramic views of the golf course & spa-inspired ensuite with quartz-topped double vanities, enticing jetted tub & glass steam shower. In a separate wing are the 2nd & 3rd bedrooms which share a beautiful bathroom with oversized glass shower & 2 sinks with quartz counters. You'll just love the loft/home office/lounge with its built-in cabinets & recessed ceilings, glass French doors & gallery with built-in bookcases overlooking the living room. The walkout level

– with infloor heating, is beautifully finished with a large 4th bedroom & bathroom with glass steam shower, rec room with entertainment centre, exercise room & games room with stone-facing fireplace & custom wet bar with granite counters. The main floor laundry room comes complete with built-in lockers, shoe storage, sink & Bosch washer & dryer. Additional features include epoxy floors & built-in cabinets in the tandem-style 3 car garage, plantation shutters & built-in ceiling speakers, crown molding, 2 natural gas lines for your BBQ & heater on the wraparound balcony, 2 hot water tanks & 2 furnaces, irrigation system & sensational aggregate patio with gas BBQ line & deck area which would be the perfect spot for a hot tub. Amazing location in this secluded cul-de-sac within walking distance to the golf course clubhouse & bus stops, only minutes to neighbourhood amenities & the Hamptons School, & quick easy access to major retail centers, top-rated schools, Crowfoot Centre & LRT, hospitals, University of Calgary & downtown.