



GRASSROOTS
REALTY GROUP

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75 Hamptons Bay NW
Calgary, Alberta

MLS # A2248358



\$1,239,000

Division:	Hamptons		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,031 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Front Yard,		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Concrete

Basement: Finished, Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

This custom built home has WOW factor throughout! A stunning bungalow backing on to golf course on a large pie-like lot in "Chateau on the Eighteenth", an exclusive Hamptons area. From the front entry glistening hardwood reflects a neatly treed lot through 8 feet of glass windows at the rear. An open floorplan reveals a massive kitchen living area with circular staircase to the lower level. Recently renovated, the kitchen includes solid wood cabinets, roll-out and soft close doors and drawers, two islands and a desk that include more than 40 ft of granite. Appliances, two wall ovens, a warming oven, microwave oven, dishwasher, french door refrigerator/freezer, induction cooktop and downdraft fan are all built in. A kitchen dining nook, surrounded by glass, overlooks the golf course, and opens to a extra large deck much of which is covered and or protected from the elements by an motorized awning and dual motorized retractable screens. The living area highlights the 10 foot ceilings throughout the main floor with a natural stone floor to ceiling fireplace. The 2,030 sq ft of living space on the main floor includes a large dining room with recessed lighting, a large den with access through double French doors that houses a custom desk, credenza and closed door book case. A spacious Primary Bedroom with elegant fireplace includes a large walk-in closet with built-ins. You'll love the spa-like ensuite with his & her sinks, make-up counter, an abundance of counter-top space, jetted tub and separate oversized glass shower, all naturally lit with a large skylight. Filling out the main floor is a large laundry room with washer, dryer extra fridge, extra freezer and an abundance of cabinetry for storage. The naturally-lit curved staircase leads to the professionally developed lower level, with a classic family room. You'll love the 9 ft ceilings, new carpet, custom built-ins that flank the

cozy gas fireplace - ideal for entertaining. A wet-Bar with a sweeping counter, includes built-in beverage cooler, wine cooler and custom wine racking to hold over 100 bottles of your finest. Adjacent Games area with pool table appointed with an antique overhead pool table light. Two more large bedrooms with large bright windows and a full bath down along with a workshop and gym make this lower-level living exceptional. Mechanicals include newer central air conditioning, zoned two furnace heating, humidifiers and tankless hotwater system. Extras include undercounter lighting, island lighting for ambience, power blinds on the main floor, state-of-the-art alarm system, central vac system, water softener, Gemstone programable outdoor lights, outdoor TV, sound system with interior & exterior speakers and a lower circular stone patio off the main deck. Gorgeous turn-key in a park-like setting that is largest in the area - all maintained by the HOA. Call today!