



**GRASSROOTS**  
REALTY GROUP

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**10449 Hamptons Boulevard NW**  
**Calgary, Alberta**

**MLS # A2254902**



**\$1,299,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,151 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** n/a

Beautifully upgraded former Chancellor showhome backing onto the prestigious Hamptons golf course with unobstructed views of the greens & fairways. Offering a total of 6 bedrooms, relaxing central air & rubber roof, this fully finished estate home with classic brick facade, boasts extensive hardwood flooring, gourmet kitchen with granite counters & 2 fireplaces. Prime location just steps to bus stops & across from the Hamptons School & sports fields. Complemented by 9ft ceilings & beautiful hardwood/tile floors, you'll embrace the traditional design of the main floor with its formal living & dining rooms, expansive family room with cozy window seat & gas fireplace accented by built-in bookcases, dining nook with floor-to-ceiling windows & stylish gourmet kitchen with granite counters & centre island, walk-in pantry & upgraded black/stainless steel appliances including brand new fridge. The eye-catching spiral staircase winds its way up to the 2nd floor where you'll find 4 great-sized bedrooms - all with hardwood floors - & features the wonderful owners' retreat with sitting area & Valor gas fireplace, panoramic golf course views, walk-in closet & relaxing jetted tub ensuite with double vanities, separate shower & tile floors. Shared by the other 3 bedrooms, the family bath has a skylight & double vanities plus there is another full bath in the finished walkout level along with 2 bedrooms & terrific media/rec room with wet bar & built-in entertainment centre. Oversized 2 car garage, New furnaces(year 2023), hot water tank (year 2023), curtains(year 2023,main floor and basement flooring(year 2023). A truly sensational home perfect for the growing family, only a heartbeat away from shopping & community amenities, golf course & beyond!