



GRASSROOTS
REALTY GROUP

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271 Hamptons Terrace NW
Calgary, Alberta

MLS # A2258755



\$1,349,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,872 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: NEST thermostats, alarm system hardware, garage shelves, balcony awning

Make your dreams come through when you step through the door of this beautifully renovated home in the sought-after estate community of the Hamptons, nestled here on this quiet crescent surrounded by luxury executive homes. With over 3200sqft of refined living space, this stunning 5 bedroom bungalow enjoys wide-plank engineered hardwood floors & central air, fully-loaded chef's kitchen with Bosch appliances, upgraded granite countertops & 2 fantastic decks for your outdoor enjoyment. Complemented by soaring 10ft ceilings & natural light, you will be impressed by the free-flowing design of the main floor with its expansive windows, showcasing the gracious sun-drenched living room with its sleek contemporary fireplace & built-in shelving, elegant formal dining room with tray ceiling & custom kitchen with full-height cabinets, undercabinet lighting & the stainless steel appliances include gas cooktop & built-in oven. Main floor has 2 spacious bedrooms & 2 full bathrooms highlighted by the owners'; retreat with walk-in closet & sensual ensuite with tile floors & skylight, granite-topped double vanities, free-standing soaker tub & oversized walk-in shower. The 2nd bathroom & shower, is conveniently located next to the 2nd bedroom. The walkout level is beautifully finished with 3 more bedrooms & 2 bathrooms, great storage space & a smashing games/rec room with gorgeous wet bar with granite counters. And 1 of the bedrooms would be perfect for your in-laws; complete with large walk-in closet & its own ensuite with double vanities, jetted tub & walk-in shower. Main floor also has a dedicated home office with glass French door & laundry room with Maytag steam washer & dryer, built-in cabinets & sink. Additional features & extras include PEX pipes, built-in ceiling speakers & custom roller blinds, clay tile roof, 2 hot water tanks & 2 air conditioning

units, NEST thermostats & 2 new furnaces in 2024. Walking distance to the golf course clubhouse, Hamptons School & bus stops, this truly amazing home has everything you’ve been searching for, in this coveted location only minutes to shopping at the Hamptons Co-op & Edgemont Superstore, & quick easy access to Crowfoot Centre & LRT, major retail centers, top-rated schools & downtown.