



GRASSROOTS
REALTY GROUP

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108 Hamptons Heights NW
Calgary, Alberta

MLS # A2263257



\$1,200,000

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,843 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm system hardware, storage shed, wet bar fridge <as is>, wall-mounted speakers in rec room		

Surrounded by breathtaking views of the 16th hole of the Hamptons golf course is this lovingly maintained bungalow here in exclusive Hamptons Heights just minutes to the clubhouse & neighbourhood shopping. Original owners of this mint condition estate home, which enjoys beautiful hardwood floors & central air, 3 bedrooms + den, 2 fireplaces & 2 fantastic decks to take in the glorious wide views. Complemented by expansive 9ft ceilings & picture windows, you'll love the inviting & airy feel of the main floor with its stunning living room with 11ft stepped ceilings & 3-sided fireplace, elegant open concept formal dining room & sun-drenched maple kitchen with skylights & quartz countertops, dining nook with access onto the L-shaped balcony, walk-in pantry & white/stainless steel appliances. The relaxing owners' retreat has a big bay window with views of the golf course, great-sized walk-in closet & jetted tub ensuite with double vanities, separate shower & built-in shelving. The beautifully finished walkout level & with infloor heating, is finished with 2 large bedrooms & another full bathroom, loads of extra space for storage & fantastic games/rec room with wet bar, stone-facing fireplace & built-in cabinets. Main floor also has a dedicated home office with built-in bookcases & laundry room complete with Maytag washer & dryer, sink & built-in cabinets. For your outdoor entertaining & relaxation, you've got a huge partially covered balcony (almost 300sqft) with natural gas line for your BBQ plus a covered 300sqft covered patio in the backyard, which is fully fenced & landscaped with winding gardens, mature shrubs & trees. Additional features include crown moldings, finished garage, red brick facade & clay tile roof, Hunter Douglas blinds, 2 hot water tanks, central vacuum system & storage shed in the backyard to store your gardening tools.

Not-to-miss opportunity to make your home in one of the Hamptons most desirable locations, only a few short minutes to all community amenities (Hamptons School, tennis courts & sports fields), shopping at the Hamptons Co-op & Edgemont Superstore, plus quick & easy access to Crowfoot Centre & LRT, University of Calgary, major retail centers & downtown.