



**GRASSROOTS**  
REALTY GROUP

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**108 Hamptons Heights NW**  
**Calgary, Alberta**

**MLS # A2276320**



**\$1,099,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

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

Lovingly maintained by the original owners, this wonderful home is ready & waiting for a new family to make it their very own, located here on exclusive Hamptons Heights backing onto the prestigious Hamptons golf course. Surrounded by breathtaking views of the 16th hole & distant horizon, this mint condition walkout bungalow enjoys beautiful hardwood floors & central air, 3 bedrooms + den, 2 toasty gas fireplaces & 2 fantastic decks to take in the glorious wide open views. Complemented by 9ft ceilings & expansive picture windows, you will just 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 counters, walk-in pantry & white/stainless steel appliances. A French door from the dining nook leads out onto the L-shaped balcony with a covered section & almost 300sqft of outdoor space. 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. The beautifully finished walkout level with in-floor heating, has 2 large bedrooms (1 with a big walk-in closet), another full bathroom, loads of extra space for storage & fantastic games/rec room with wet bar, stone-facing fireplace & built-in cabinets. The main floor also has a dedicated home office with desk (included) & built-in bookcases, & laundry room complete with Maytag washer & dryer, sink & built-in cabinets. In addition to the balcony, you've also got a 300+sqft patio in the backyard, which is fully fenced & landscaped, & comes complete with winding gardens, mature shrubs & trees. Other 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 for your gardening tools. Not-to-miss opportunity to make your home on one of the Hamptons most desirable streets, 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, hospitals, major retail centers & downtown.