



**255 Hamptons Terrace NW  
Calgary, Alberta**

**MLS # A2298429**



**\$1,098,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                          |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 2,607 sq.ft.                      | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 6                                 | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                         |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space      |               |                   |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum, Tile              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)

**Inclusions:** N/A

Proudly presented by its original owners, this impeccably maintained residence in the prestigious community of the Hamptons offers over 2,600 sq. ft. of refined living space above grade. Freshly painted and featuring brand new carpet throughout, the home showcases a highly functional six-bedroom layout designed for modern living. The property also features no Poly-B plumbing, offering added peace of mind. The main level welcomes you with bright, expansive living areas, including a spacious kitchen with abundant cabinetry, a sun-drenched breakfast nook, and a warm family room anchored by a classic fireplace. A rare main floor bedroom with full ensuite creates an ideal retreat for guests or multi-generational living. Upstairs, you’ll find three generous bedrooms plus a versatile den—easily convertible into a fourth upper bedroom. Bathrooms have been tastefully updated with sleek quartz countertops, adding a contemporary touch. The fully developed walk-out basement with 9-foot ceilings adds 2 additional bedrooms, a full bathroom, and a sprawling recreation space with direct access to the backyard—perfect for entertaining or extended family living. Ideally situated on a quiet terrace just steps from lush green space and pathways, and in close proximity to the Hamptons Golf Club, this is a rare opportunity in one of NW Calgary’s most sought-after communities.