



**315 Hamptons Terrace NW
Calgary, Alberta**

MLS # A2160726



\$948,888

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,389 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Wired for Sound		

Inclusions: N/A

Watch the 3D and Video Virtual Tour. This immaculate 5-bedroom, 3.5-bath estate home, built by Calbridge, is nestled in the prestigious community of The Hamptons. The two-story residence features 9-foot ceilings on the main level, stunning Brazilian Cherry hardwood floors, and a bright, open kitchen with extensive granite countertops. The thoughtful layout includes two main floor dens, a dining area, and a cozy living room with a 3-sided gas fireplace. Upstairs, four spacious bedrooms await, including a master suite with a luxurious 5-piece ensuite, a large corner jetted tub and an oversized glass shower. A built-in study area accommodates two computer stations, perfect for work or study. The fully finished lower level is an entertainer's dream. It features a fifth bedroom, a full bath, a wet bar, and a huge recreational room equipped with a projector, automatic roll-down screen, and a Bose 10-speaker surround sound system for a premium home theatre experience. This home has been meticulously maintained and updated, including Bosch Dishwasher (2019) Hot Water Tank (2019), Garage Door Opener (2019), Stainless Steel LG French Door Fridge (2023), Stainless Steel LG Gas Stove (2023), Brand New AC units (July 2024), Brand New Deck (2024). Additional features include a double attached garage, dual furnaces, air conditioning, a south-facing yard, underground sprinklers, and more. This home is conveniently located within walking distance of schools, shopping, playgrounds, and public transit. Call your favourite REALTOR® today to book a private viewing!