



# 106 Hamptons Heights Calgary Alberta

\$1,149,900

Backing onto the 16th hole of the Hamptons golf course is this lovingly maintained Lupi-built bungalow in exclusive Hamptons Heights, surrounded by wide open views of the beautifully manicured fairway & distant horizon. This wonderful one-owner home enjoys expansive rooms & soaring ceilings, total of 4 bedrooms & 3 full baths, open concept white kitchen with tile floors & fantastic outdoor living on 2 big decks & in the fully fenced & landscaped backyard. Available for quick possession, you will love the free-flowing design of the air-conditioned main floor with its 9 & 12ft ceilings, airy living room with fireplace & picture windows, elegant formal dining room graced by columns & great-sized kitchen & dining nook with walk-in pantry & island, skylight & white appliances including built-in convection oven & Dacor cooktop stove. Two bedrooms & 2 full baths on the main floor highlighted by the master with walk-in closet & jetted tub ensuite with double vanities & separate shower. The walkout level is finished with 2 more big bedrooms, another full bath & games/rec room with access into the backyard...plus tremendous extra space for storage & future gym or bedroom. On the main floor there is also the home office with French door & laundry room with built-in cabinets & sink. All bathrooms have tile floors & there are big closets in all of the bedrooms. Prime location with bus stops & the golf course clubhouse within walking distance, just minutes to the Hamptons School & neighbourhood shopping, & quick easy access to University of Calgary, LRT, Crowfoot Centre, hospitals & downtown. (id:6769)

4pc Bathroom Measurements not available  
 Recreational, Games room 19.50 Ft x 23.42 Ft  
 Bedroom 12.00 Ft x 12.58 Ft  
 Bedroom 15.25 Ft x 12.17 Ft  
 4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Living room 15.42 Ft x 12.92 Ft

Dining room 11.92 Ft x 10.00 Ft  
 Kitchen 12.83 Ft x 14.83 Ft  
 Other 11.42 Ft x 10.42 Ft  
 Den 9.92 Ft x 9.92 Ft  
 Laundry room 7.00 Ft x 6.33 Ft  
 Primary Bedroom 18.92 Ft x 13.25 Ft  
 Bedroom 11.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
 ROYAL LEPAGE BENCHMARK

<http://www.kirbycox.com/>

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 (CENTRAL)**

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