



## 10417 Hamptons Boulevard Calgary Alberta

\$1,339,900

LOCATION, LUXURY, AND COMFORT -- THIS DREAM HAS ALL! Located in the best part of The Hamptons, which is Calgary's most sought-after golf course community, and just a short walk cross the street to Hamptons public school (K to 4), 3 mins drive to the junior high Tom Baines public school and 10 min drive to the famous Churchill high school. This house is also located near the Stoney ring road for an easy commute to the airport and the Rocky mountains. Backing onto a golf course and facing a large green space, this custom-built estate home offers a million-dollar view and unmatched privacy. This beautifully designed 4+1 bedroom plus office, 3.5-bathroom former show home offers over 4,000 sq ft of developed living space. The professionally designed, fully developed walk-out basement is ideal for entertainment, accommodating guests, or as a rental opportunity. Step inside to a grand 18-foot open-to-above foyer featuring a striking spiral staircase filling the home with natural light and a sense of grandeur. The main floor boasts an open-concept layout anchored by a gourmet chef's kitchen, complete with a Bosch fridge, Bosch dishwasher, and a built-in oven and microwave which are replaced in the recent years. A spacious pantry adds generous storage. The living room features 18 feet soaring ceilings and floor-to-ceiling windows that capture the morning sun and provide tranquil views of the golf course. The space is centered around a stunning 3-sided fireplace. Step out onto the expansive balcony and enjoy views of the golf course and green space--perfect for morning coffee or evening relaxation. The balcony vinyl cover is brand new. Additional main-floor highlights include: A large office/guest room; An oversized laundry/mudroom; Elegant hardwood flooring; Expansive balcony with BBQ gas line. Upstairs, you'll find 4 spacious bedrooms and 2 full bathrooms designed for family...

4pc Bathroom 3.17 M x 1.54 M

5pc Bathroom 3.51 M x 3.63 M

Bedroom 3.09 M x 4.31 M

Bedroom 3.82 M x 3.94 M

Bedroom 3.51 M x 4.36 M

Primary Bedroom 4.88 M x 6.55 M

Recreational, Games room 8.33 M x 6.89 M

Storage 1.78 M x 1.68 M

Other 5.07 M x 4.68 M

2pc Bathroom 2.00 M x 1.57 M

Breakfast 3.60 M x 2.91 M

Dining room 4.22 M x 3.18 M

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Listing Presented By:



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4pc Bathroom 1.72 M x 2.54 M

Other 1.96 M x 4.04 M

Bedroom 3.24 M x 3.89 M

Kitchen 3.17 M x 3.36 M

Family room 4.76 M x 5.11 M

Kitchen 3.60 M x 3.98 M

Laundry room 3.16 M x 3.12 M