



# 259 Hamptons Terrace Calgary Alberta

\$1,199,900

Are you looking for a SPECIAL home - that offers you over 3600 sq ft of living space + A WEST backyard, in the sought-after HAMPTONS COMMUNITY on a serene street with an open panoramic VIEW? Don't miss this one!! ORIGINAL OWNERS have kept this home IMMACULATE. Estate home built by Chancellor Homes. Perfect for a large Family! Nice curb appeal with STUCCO & BRICK accents. Enter into your spacious foyer & enjoy so much EAST light flooding into the FORMAL living room w/soaring 18ft ceilings & floor-to-ceiling windows! Look through the home - and enjoy seeing lovely foliage through ALL the windows. NEWLY refinished hardwood THROUGHOUT mn level. FRESH PAINT. FORMAL dining room for SPECIAL meals. Love to cook? This GOURMET kitchen offers so much space! Pantry, granite counters, WHITE cabinets, SS appliances, island....plus it has beautiful NATURAL light. So connected to the inviting family room & kitchen SUNNY nook area. Enjoy gas fireplace on chilly days & utilize built-ins to showcase all your favorite things! The outside view becomes like ARTWORK here...OPEN concept area will become the HUB of your new home! Transition directly outside to extend your living enjoyment = HUGE deck w/amazing views & gas line for BBQ! PRIVATE mn floor office, Mud Room w/ Laundry (& Sink) + 1/2 Bath complete this level. Did I mention 9' High Ceilings on Mn Level & Basement?! Head up impressive circular staircase (w/skylight above bringing in even MORE light!) 3 good sized bedrooms + bonus area that could easily become FOURTH BEDROOM! Spacious primary bedroom/ensuite faces WEST to enjoy epic sunsets. Walk in closet. Double vanity, jetted tub, standing shower + private toilet closet. LARGE 4 pc bath offers DUAL sinks & has door separating toilet/bath from vanity area = GREAT for kids sharing! NEW carpet on upper level/stairs. FULLY developed WALKOUT tiled Basement offers large Rec/living...

5pc Bathroom 7.08 Ft x 10.33 Ft  
 5pc Bathroom 8.92 Ft x 14.25 Ft  
 Bedroom 10.92 Ft x 11.00 Ft  
 Bedroom 10.92 Ft x 12.83 Ft  
 Loft 11.33 Ft x 10.42 Ft

Recreational, Games room 32.58 Ft x 18.25 Ft  
 Furnace 16.25 Ft x 16.50 Ft  
 2pc Bathroom 6.17 Ft x 4.42 Ft  
 Breakfast 8.83 Ft x 17.83 Ft  
 Dining room 13.17 Ft x 8.67 Ft

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Primary Bedroom 13.33 Ft x 15.92 Ft

Other 7.17 Ft x 6.25 Ft

4pc Bathroom 8.17 Ft x 4.83 Ft

Other 7.00 Ft x 10.00 Ft

Bedroom 10.17 Ft x 13.58 Ft

Family room 13.75 Ft x 14.42 Ft

Kitchen 11.42 Ft x 14.42 Ft

Laundry room 7.92 Ft x 8.00 Ft

Living room 11.58 Ft x 13.17 Ft