



# 139 Hamptons Terrace Calgary Alberta

\$1,198,800

Now is your chance to make your home in this wonderful Lupi-built walkout bungalow backing onto the 11th hole of the prestigious Hamptons golf course. Offering a total of 4 bedrooms & over 3200sqft of refined living, this fully finished estate home enjoys beautiful hardwood & tile floors, white kitchen with granite countertops, highly-desirable 3 car garage & an expanse of windows with panoramic views of the golf course. Amazing open concept main floor complemented by soaring 12ft ceilings, sun-drenched living room with fireplace & dramatic floor-to-ceiling windows, elegant formal dining room & dining nook with wraparound windows & access onto the balcony. The oversized white kitchen is loaded with cabinets & has a walk-in pantry & granite counters, island with raised bar & the appliances include built-in Jenn-Air oven & GE cooktop stove. The private owners' retreat has a big walk-in closet, separate access onto the balcony & jetted tub ensuite with double vanities, separate shower & glassblock window. The walkout level - with 9ft ceilings, is finished with 3 large bedrooms - 2 with walk-in closets, full bathroom & games/rec room with built-in cabinets, fireplace & bar area. Additional features include the main floor home office with wall of built-in bookcases, separate main floor laundry room complete with built-in cabinets & sink, loads of storage & closet space throughout, clay tile roof & irrigation system, 2 fantastic decks & the oversized tandem-style 3 car garage. A truly outstanding home in this sought-after Northwest Calgary neighbourhood, in this exclusive location only minutes to the Hamptons School & bus stops, Edgemont Superstore & easy access to the LRT, University of Calgary, Foothills Medical Centre & downtown! (id:6769)

4pc Bathroom Measurements not available  
 Recreational, Games room 25.75 Ft x 16.08 Ft  
 Bedroom 14.00 Ft x 12.83 Ft  
 Bedroom 15.25 Ft x 12.83 Ft  
 Bedroom 14.00 Ft x 13.58 Ft  
 2pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

Living room 16.08 Ft x 14.08 Ft  
 Dining room 12.00 Ft x 11.75 Ft  
 Kitchen 16.33 Ft x 12.25 Ft  
 Other 12.33 Ft x 12.25 Ft  
 Den 11.92 Ft x 10.92 Ft  
 Laundry room 8.25 Ft x 5.92 Ft  
 Primary Bedroom 19.75 Ft x 14.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREAA.

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca