

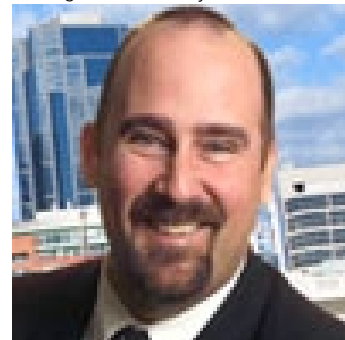


# 181 Hamptons Green Calgary Alberta

\$995,000

\*\*\*Back on market due to financing.\*\*\*Welcome to this meticulously maintained, air conditioned, walkout bungalow in the prestigious community of the Hamptons, backing onto a beautiful ravine with walking paths. The home is located within minutes of amenities including schools, multiple parks, tennis courts, a golf course, transportation, and much more. This home has great curb appeal with beautiful landscaping. Upon entry, you are met with a bright and open floor plan with soaring 13ft vaulted ceilings, skylights and large windows throughout. Just off of the main entry is a den, perfect for a home office. The main entry leads into a formal dining area, great for hosting friends and family. The large living room boasts a cozy gas fireplace with built-ins and windows with beautiful views of the ravine. The living room opens to a gourmet kitchen, equipped with a breakfast bar, stainless steel appliances, and an abundance of cabinet space. A breakfast nook is found just off of the kitchen with a door leading out to the West facing balcony overlooking the ravine. The primary bedroom is a true retreat with vaulted ceilings and good sized walk in closet. The spa-like 4 piece ensuite comes equipped with a beautiful jetted tub and ample countertop space. The main floor is complete with a good sized second bedroom and a 4 piece main bathroom as well as a mudroom that leads out to the oversized double attached garage. The fully finished walkout basement is the perfect place to entertain friends and family. The sizeable recreation room is adorned with a brick facing gas fireplace and a fully equipped wet bar. A rare third bedroom with a large walk in closet can be found in the basement. The additional den is great for another home office or hobby room. The basement is complete with a 3 piece main bathroom and a large laundry and utility room, updated with a newer hot water tan...

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Recreational, Games room 7.93 M x 7.90 M

Bedroom 4.17 M x 3.45 M

Other 5.51 M x 2.97 M

Other 2.31 M x 1.07 M

3pc Bathroom 3.45 M x 1.50 M

Laundry room 7.62 M x 5.28 M

Living room 5.16 M x 4.47 M

Kitchen 4.27 M x 3.58 M

Breakfast 3.35 M x 3.05 M

Primary Bedroom 5.61 M x 3.63 M

4pc Bathroom 2.82 M x 2.77 M

Bedroom 3.91 M x 3.05 M

Foyer 2.69 M x 1.85 M

Den 3.33 M x 3.33 M

Other 3.07 M x .91 M

4pc Bathroom 2.18 M x 1.47 M

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