



# 256 Hampstead Way Calgary Alberta

\$1,288,888

OPEN HOUSE Sat 14th & Sun 15th, 1-4pm, 256 Hampstead Way is a large (4,252ft<sup>2</sup> total), executive-style home. The main level is comprised of wonderful entertaining space: a chef's kitchen with stainless steel appliances and a large island; breakfast nook; and formal dining room. The great room is a sun-lit space with soaring two-storey windows. Central is a three-way, gas fireplace. Also on this level is a large office/den; laundry room and powder room. Access to the professionally landscaped back yard is via the nook. Enjoy the covered patio as well as an open, west-facing ground deck surrounded by trees and backing onto greenspace. Upstairs is a well-appointed primary suite including five-piece ensuite, walk-in closet and two-way gas fireplace; three additional bedrooms and hall bath. In the lower level is an outstanding recreation room with gas fireplace which includes media space; games area and wet bar with wine room. Finally, you will find the fifth bedroom and an additional four-piece bath. Two-car attached garage

**THIS BEAUTIFUL HOME IS BEING SOLD AS A 'TURNKEY' PROPERTY.** All furniture; piano, High def projector, exercise equipment, decor accessories (with the exception of personal photos, sports memorability, etc); all outdoor deck furniture, gas fire table, flower pots are all included. It has great potential as an executive rental!

The Hamptons is a desirable golf course community. It is one of Calgary's premier estate locales in the northwest. Neighborhood shopping, recreational facilities and highly-rated schools are minutes away. It is a short walk to bus stops. There is quick access to Stoney Trail, making it within easy reach of the highway to the mountains; the airport; the University; hospitals and the LRT. There are walking pathways, parks and, of course, the Hamptons Golf Club. (id:6769)

Hall 13.25 Ft x 11.50 Ft  
 5pc Bathroom 16.75 Ft x 11.75 Ft  
 Other 8.75 Ft x 6.08 Ft  
 Bedroom 11.25 Ft x 10.08 Ft  
 Bedroom 12.08 Ft x 10.33 Ft  
 Bedroom 11.67 Ft x 9.58 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft

Other 14.58 Ft x 5.83 Ft  
 Wine Cellar 8.58 Ft x 5.08 Ft  
 Foyer 8.58 Ft x 7.75 Ft  
 Office 15.75 Ft x 11.92 Ft  
 Dining room 14.17 Ft x 13.25 Ft  
 Great room 17.50 Ft x 16.75 Ft  
 Other 15.33 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

### RE/MAX Realty Professionals

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Bedroom 13.17 Ft x 10.75 Ft

Kitchen 13.50 Ft x 12.00 Ft

Family room 20.17 Ft x 19.75 Ft

Laundry room 12.17 Ft x 7.67 Ft

Recreational, Games room 16.67 Ft x 16.25 Ft