



THE
A-TEAM

**RE/MAX
FIRST**

139 HAMPTONS Terrace, Calgary T3A 5S3

MLS®#: **A2158585** Area: **Hamptons** Listing Date: **08/25/24** List Price: **\$1,198,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **6,027 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,805**
 Low Sqft:
 Ttl Sqft: **1,805**

DOM

25
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Garden,Greenbelt,No Neighbours Behind,Landscaped,Underground Sprinklers,On Golf Course,Private,Rectangular Lot,Views**
 Park Feat: **Garage Faces Front,Oversized,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garburator,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Skylight(s),Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
5pc Ensuite bath	Main	
Dining Room	Main	12`0" x 11`9"
Nook	Main	12`4" x 12`3"
Laundry	Main	8`3" x 5`11"
Game Room	Basement	25`9" x 16`1"

Room	Level	Dimensions
4pc Bathroom	Basement	
Living Room	Main	16`1" x 14`1"
Kitchen	Main	16`4" x 12`3"
Den	Main	11`11" x 10`11"
Bedroom - Primary	Main	19`9" x 14`1"
Bedroom	Basement	14`0" x 12`10"

Bedroom	Basement	15`3" x 12`10"	Bedroom	Basement	14`0" x 13`7"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	9711549

Remarks

Pub Rmks: **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!**

Inclusions: **Alarm system hardware, desk in walkout level bedroom, cabinets in garage. NOTE: window coverings condition**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123