

# **\$1,198,800 - 139 Hamptons Terrace Nw, Calgary**

MLS® #A2158585

**\$1,198,800**

4 Bedroom, 3.00 Bathroom, 1,805 sqft

Residential on 0.14 Acres

Hamptons, Calgary, Alberta

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!

Built in 1998

### Essential Information

MLS® #	A2158585
Price	\$1,198,800
Sold Price	\$1,170,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	139 Hamptons Terrace Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5S3

### Amenities

Amenities	Park
Parking Spaces	5
Parking	Garage Faces Front, Oversized, Tandem, Triple Garage Attached

### Interior

Interior Features	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)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard
Lot Description	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
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 25th, 2024
Date Sold	October 23rd, 2024
Days on Market	59
Zoning	R-CG
HOA Fees	200.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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