



GRASSROOTS
REALTY GROUP

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**143 Hamptons Terrace NW
Calgary, Alberta**

MLS # A2294587



\$1,299,900

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,868 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Open House March 28st Saturday 1:00-3:00pm. Golf Course View | Walkout Basement | Backing onto Green Space | High Ceilings Welcome to this beautifully appointed estate two-storey home built by Janssen Homes, ideally located in the prestigious Hamptons community, backing directly onto the 11th hole of the Hamptons golf course. This fully finished home offers 5 bedrooms, Oak hardwood flooring, and a functional family-oriented layout. The main floor features a bright living room with soaring 17-foot ceilings, a formal dining room with elegant columns and recessed ceiling, a dedicated home office, and a spacious family room with floor-to-ceiling windows and 17-foot ceiling, built-in entertainment center, and a 3-sided fireplace. The cherry hardwood kitchen is equipped with granite countertops, a walk-in pantry, and upgraded stainless steel appliances, dishwasher(2025). The adjacent dining nook overlooks the golf course and green space. Upstairs offers 4 generously sized bedrooms, including a luxurious primary retreat with a walk-in closet, 3-sided fireplace, and spa-inspired ensuite featuring a jetted tub, double vanity, and separate shower. The walkout basement is fully developed with a 5th bedroom, full bathroom, large recreation room with wet bar, gas fireplace, and extensive built-ins—ideal for entertaining. New vinyl wood plank (2024) Additional features include central air conditioning, main floor laundry, and an oversized double attached garage. Enjoy outdoor living with both an upper balcony and a covered patio overlooking Golf course green space. The beautifully landscaped backyard with stone pathways and retaining walls. Located within minutes to Hamptons School, transit, parks, Superstore, LRT, University of Calgary, Foothills Medical Centre, and downtown.