



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**288 Hamptons Terrace NW  
Calgary, Alberta**

**MLS # A2319541**



**\$880,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,279 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE this SAT, June 13th at 2-4PM\*\*** Original owner pride! Welcome to this exceptional 2-storey split home on a desirable corner lot in the vibrant community of Hamptons, offering 3+1 bedrooms, 3.5 baths, and over 3,200 sq ft of fully developed living space. This rare design features soaring vaulted ceilings spanning almost the entire main living area, strategically placed skylights, and abundant natural light throughout—creating an exceptionally bright and open home perfect for families seeking architectural distinction and exceptional quality in one of Calgary's most prestigious communities. Step inside to discover a soaring main floor with dramatic 18-foot vaulted ceilings spanning the bright Living and Dining room. Abundant natural light floods the space from south-facing windows and skylights at the second level, creating a welcoming atmosphere. The well-appointed Kitchen features high vaulted ceilings, skylights, large windows from the Breakfast nook, ample cabinetry, and stainless steel appliances. A stunning 3-sided gas fireplace creates a warm focal point leading into the bright Family room with large windows and built-in bookshelves—the perfect space for reading and family gatherings. The newer Kitchen Cabinets with Quartz counters, and an island that is great for you to prepare your daily meals for your family. From the Breakfast nook, sliding patio doors open to your Deck with aluminum railing and stairs descending to the fully landscaped backyard. A versatile Den completes the main level. On the upper level, the generous Primary bedroom showcases an 11-foot vaulted ceiling and a spa-inspired 5-piece ensuite with double vanity and jetted tub. Two additional well-sized bedrooms and a 4-piece bath provide excellent space for family or guests. The fully finished basement is a recreation enthusiast's dream with a massive

Recreation room offering flexible layout options—ideal for a home gym on one side and media/entertainment space on the other. A 4th bedroom and 3-piece bath provide additional living options. There is a utility room offers generous storage space for all your needs. This home includes a Double attached garage and sits on a corner lot with no sidewalk—meaning less snow removal and maintenance for you to manage. Premium features include a new furnace motor, new hot water heater, and durable tile roofing, ensuring peace of mind and long-term value. Located in prestigious Hamptons, this home is within walking distance to Hamptons Schools, tennis courts, parks, and playgrounds—perfect for active families. Close to Hamptons Golf Course, Stoney Trail, shopping, dining, and recreational facilities. Quick access to major commuter routes makes getting around Calgary convenient. This is a rare opportunity to own an original owner pride home with exceptional living space and unparalleled quality in one of Calgary's most sought-after Northwest communities!