



GRASSROOTS
REALTY GROUP

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191 Hamptons Terrace NW
Calgary, Alberta

MLS # A2329993



\$1,150,000

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,024 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Stunning golf course views at every turn! Welcome to this exceptional walkout bungalow in the sought-after community of Hamptons, offering 2+2 bedrooms, 3 bathrooms, and over 3,700 sq ft of total living space backing directly onto the prestigious Hamptons Golf Course—perfect for families seeking an exceptional lifestyle in one of Calgary's most prestigious communities. Step inside the elegant foyer with soaring 12-foot ceilings, immediately setting the tone for this exceptional home. The sunny South-facing Living room features large bay windows perfect for relaxation, while the adjacent formal Dining room provides an elegant setting for entertaining. The spacious and airy Family room with impressive 11'6" ceilings and expansive windows frames peaceful golf course views. A striking skylight at the centre of the main level bathes the space with natural light, creating a bright atmosphere. Custom built-in bookshelves and a built-in office desk space provide functionality and style, while a cozy gas fireplace creates a warm gathering spot. The large gourmet Kitchen features two islands, abundant countertop space, granite countertops, ample cabinetry, and corner pantry for excellent storage. From the Breakfast nook, enjoy dinner while taking in the serene golf course views. Step out to your spacious deck—the perfect vantage point to savor morning coffee and soak in the unobstructed golf course panorama. The Primary bedroom is a true master retreat featuring a walk-in closet with custom organizers and a spa-inspired 5-piece ensuite with jetted tub, separate shower, and bidet. A second bedroom and 4-piece bath, plus a Laundry room with sink, complete this level. The fully finished walkout basement is an entertainer's paradise with a large Recreation room featuring a gas fireplace and wet bar. Two additional bedrooms provide excellent space, with one

offering large windows overlooking the peaceful backyard greenspace. A versatile Flex space or Den is perfect for a home gym, hobby studio, or creative space. A full bathroom completes this level. Step outside to your fully fenced and landscaped backyard offering plenty of space for outdoor activities while enjoying stunning golf course views—truly a rare and exceptional outdoor setting. Premium features include a durable tile roof, double attached garage with driveway for 3 vehicles, and dual furnace and water tank systems. Located in the prestigious Hamptons community, this home offers proximity to top-rated schools, parks, playgrounds, shopping, dining, Hamptons Golf Club amenities, and easy access to Stoney Trail and Country Hills Boulevard. Quick commute to downtown Calgary. This is an extraordinary opportunity to own a walkout bungalow with unparalleled golf course views in one of Calgary's most desirable and exclusive communities!