



**GRASSROOTS**  
REALTY GROUP

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**180 Hamptons Terrace NW**  
**Calgary, Alberta**

**MLS # A2341952**



**\$999,870**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Hamptons                      |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 2,202 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> | 0.12 Acre                     |               |                   |
| <b>Lot Feat:</b> | No Back Lane, Rectangular Lot |               |                   |

|                    |                                                                                                                               |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <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, Wood Frame                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to this exceptionally well-maintained home in the prestigious Hamptons, ideally located directly across from the golf course! Lovingly cared for by the same owner for 18 years, this beautiful home shows 10/10 pride of ownership and has been extensively updated, including all Poly-B plumbing recently replaced with PEX. The impressive main floor features soaring vaulted ceilings and skylights that create an abundance of natural light. The spacious living and dining areas flow into a large family room with a built-in wall unit and 3-sided gas fireplace. The well-appointed kitchen offers vaulted ceilings, a large island, upgraded appliances, granite countertops and a skylight. A private office/den with built-in desk, 2-piece bathroom and laundry complete the main level. Patio doors open to the SW-facing backyard, where you'll find a professionally landscaped outdoor retreat with a built-in BBQ and built-in hot tub—perfect for entertaining, relaxing and enjoying Calgary's sunny southwest exposure. Upstairs offers three generous bedrooms, including a spacious primary suite with walk-in closet and a luxurious ensuite featuring a jetted tub, plus a 4-piece bathroom. The professionally developed basement provides even more living space with a large recreation room featuring a stone-faced gas fireplace and wet bar, a fourth bedroom, 4-piece bathroom, cold room and utility room. Additional highlights include hardwood and tile flooring, underground sprinklers, tile roof and numerous upgrades throughout. With 4 bedrooms + office, 3.5 bathrooms, impressive ceiling heights, skylights and an incredible golf-course setting, this home truly stands out. Ideally situated close to Hamptons School, golf, parks, shopping and all amenities. A rare opportunity to own a beautifully maintained home in one of Calgary's most desirable communities! Call today!

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