

# \$1,349,900 - 271 Hamptons Terrace Nw, Calgary

MLS® #A2258755

**\$1,349,900**

5 Bedroom, 4.00 Bathroom, 1,872 sqft

Residential on 0.15 Acres

Hamptons, Calgary, Alberta

Make your dreams come through when you step through the door of this beautifully renovated home in the sought-after estate community of the Hamptons, nestled here on this quiet crescent surrounded by luxury executive homes. With over 3200sqft of refined living space, this stunning 5 bedroom bungalow enjoys wide-plank engineered hardwood floors & central air, fully-loaded chef's kitchen with Bosch appliances, upgraded granite countertops & 2 fantastic decks for your outdoor enjoyment. Complemented by soaring 10ft ceilings & natural light, you will be impressed by the free-flowing design of the main floor with its expansive windows, showcasing the gracious sun-drenched living room with its sleek contemporary fireplace & built-in shelving, elegant formal dining room with tray ceiling & custom kitchen with full-height cabinets, undercabinet lighting & the stainless steel appliances include gas cooktop & built-in oven. Main floor has 2 spacious bedrooms & 2 full bathrooms highlighted by the owners' retreat with walk-in closet & sensual ensuite with tile floors & skylight, granite-topped double vanities, free-standing soaker tub & oversized walk-in shower. The 2nd bathroom "with shower, is conveniently located next to the 2nd bedroom. The walkout level is beautifully finished with 3 more bedrooms & 2 bathrooms, great storage space & a smashing games/rec room with gorgeous wet bar with granite counters. And 1 of the bedrooms would



be perfect for your in-lawsâ€¦complete with large walk-in closet & its own ensuite with double vanities, jetted tub & walk-in shower. Main floor also has a dedicated home office with glass French door & laundry room with Maytag steam washer & dryer, built-in cabinets & sink. Additional features & extras include PEX pipes, built-in ceiling speakers & custom roller blinds, clay tile roof, 2 hot water tanks & 2 air conditioning units, NEST thermostats & 2 new furnaces in 2024. Walking distance to the golf course clubhouse, Hamptons School & bus stops, this truly amazing home has everything youâ€™ve been searching for, in this coveted location only minutes to shopping at the Hamptons Co-op & Edgemont Superstore, & quick easy access to Crowfoot Centre & LRT, major retail centers, top-rated schools & downtown.

Built in 1997

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258755    |
| Price          | \$1,349,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,872       |
| Acres          | 0.15        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 271 Hamptons Terrace Nw |
| Subdivision | Hamptons                |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 5R4 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                               |
| Fireplaces        | Electric, Living Room, Tile                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                        |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Awning(s)                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Views |
| Roof              | Clay Tile                                                 |
| Construction      | Stucco, Wood Frame                                        |
| Foundation        | Poured Concrete                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 56                   |
| Zoning         | R-CG                 |
| HOA Fees       | 200                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

Listing Office                  Royal LePage Benchmark

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