# \$1,099,900 - 12 Hamptons Terrace Nw, Calgary

MLS® #A2242614

## \$1,099,900

5 Bedroom, 4.00 Bathroom, 2,675 sqft Residential on 0.14 Acres

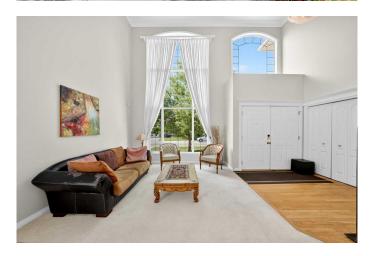
Hamptons, Calgary, Alberta

\*\*OPEN HOUSE this Sat on July 26th at 2-4pm\*\* Located in the prestigious Hamptons community, this beautifully maintained two-storey walkout home offers over 3,800 sq.ft. of developed living space, ideal for a growing family. With 4+1 bedrooms, 3.5 bathrooms, and thoughtful features throughout, this home provides a practical layout and plenty of room for everyday living and entertaining â€" all just steps away from Hamptons School, making it easy to watch your kids walk safely to class.

Step into the Grand Foyer with a soaring 18-ft ceiling and a stunning chandelier, setting the tone for this beautiful home. The main level features 9-ft ceilings and a bright south-facing Formal Living Room with a two-storey high ceiling that opens to the Formal Dining Room. At the heart of the home is the large Gourmet Kitchen with newer Kitchen cabinets, designed with a large center island that's perfect for casual dining. It also features granite countertops, ample cabinetry, a corner pantry, and brand-new stainless steel appliances, offering both style and functionality for everyday cooking and entertaining. Adjacent to the Kitchen is the sunny Breakfast Nook with access to the spacious rear deckâ€"perfect for outdoor meals. The open-concept layout continues into the inviting Family Room, highlighted by a gas fireplace with built-in bookcases. A Den with French doors and a powder room completes the Main







#### Floor.

A beautiful curved staircase leads to the upper level, where double French doors open into a spacious Primary Bedroom featuring a bay window and a walk-in closet. The Master bedroom also includes a luxurious 5-piece Ensuite with double vanity, jetted tub, and oversized shower. Three additional well-sized Bedrooms and a full 4-piece Bathroom provide comfortable space for the whole family.

The fully finished walkout basement extends your living space with a massive Rec room with wet bar, a fifth bedroom with walk-in closet, a full bath, and a second Den. Walk out to the covered patio and a beautifully landscaped backyard, surrounded naturally with trees and shrubs.

Additional highlights include an insulated double attached garage, two furnaces and two water tanks, and an unbeatable location.

Situated on a quiet street in the Hamptons, you're within walking distance to Hamptons School, and just minutes from playgrounds, parks, golf, Superstore, and major shopping amenities. Easy access to Stoney Trail and Country Hills Blvd makes commuting a breeze.

#### Built in 1998

## **Essential Information**

A2242614
\$1,099,900
5

Bathrooms 4.00 Full Baths 3 Half Baths 1

Square Footage 2,675

Acres 0.14

Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 12 Hamptons Terrace Nw

Subdivision Hamptons
City Calgary
County Calgary
Province Alberta
Postal Code T3A 5S2

## **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet

Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In

Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features None

Lot Description Back Yard, Few Trees, Landscaped, Rectangular Lot

Roof Pine Shake

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 24th, 2025

Days on Market 4

Zoning R-CG

HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.