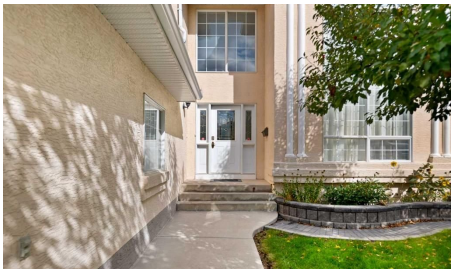
199 Hamptons Terrace NW

Calgary | Active | MLS® A2346904

$1,219,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1996**	**2,825.18 sq. ft.**

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Listed by TREC The Real Estate Company

A closer look

Welcome to this exceptional Janssen custom-built estate home in the prestigious community of The Hamptons, ideally positioned backing onto the golf course with beautiful views of the fairway, ponds and surrounding landscape. Offering over 4,000 sq ft of developed living space, this impressive residence features 5 bedrooms, a fully developed walkout basement and an extensive list of recent upgrades.

Step inside to a striking front living room with soaring open-to-below ceilings and expansive windows that fill the space with natural light. A beautiful curved staircase with wrought iron spindles adds to the home's grand character, while upgraded hardwood flooring brings warmth throughout the main living areas. The main floor offers a private den, formal dining room, laundry room and spacious family room with built-ins and a three-sided fireplace.

The bright kitchen features granite countertops, a centre island, ample cabinetry and a walk-in pantry, along with brand-new electric stove/oven, refrigerator and dishwasher. From the main level, step out to the rear balcony and enjoy the peaceful golf course setting.

Upstairs, you'll find three generously sized bedrooms, including the spacious primary retreat with a sitting area, walk-in closet and ensuite featuring a jetted tub and separate shower. One of the additional bedrooms also enjoys convenient ensuite access.

The fully developed walkout level offers two additional bedrooms, a full bathroom and a large recreation and games area complete with a gas fireplace, wet bar and built-ins, providing plenty of space for family and guests.

Recent improvements include two Lennox high-efficiency furnaces installed in 2025, replacement of the Poly-B plumbing, a new water heater, radon mitigation system, new gutters, and new vinyl flooring on the patio. The home also features new doors and all new windows along the rear of the house.

With its impressive architecture, generous living space, walkout design, extensive upgrades and outstanding golf course location, this is a rare opportunity to own a distinctive estate home in one of NW Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346904
Bedrooms	5
Bathrooms	4
Year Built	1996

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,825.18 sq. ft.
Main Level Finished Area:	1,526.02 sq. ft.
Upper Level Finished Area:	1,299.16 sq. ft.
Below Grade Finished Area:	1,412.13 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,533 sq. ft.
Lot Frontage:	47'3"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1996 (Age: 30)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	9512802
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Free Standing, Gas, Living Room, Three-Sided
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$210.00
City Quadrant:	Northwest
Community:	Hamptons
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Balcony · 18'10" × 9'9" ·
Main Floor	Dining Room · 18'3" × 9'11" ·
Main Floor	Family Room · 16'3" × 13'10" ·
Main Floor	Kitchen · 13'10" × 13' ·
Main Floor	Laundry · 8'8" × 8'8" ·
Main Floor	Living Room · 26'7" × 19' ·
Main Floor	Office · 13'6" × 9'3" ·
2nd Floor	Bedroom · 18'3" × 15'8" ·
2nd Floor	Bedroom · 15'4" × 10'9" ·
2nd Floor	Bedroom - Primary · 20'7" × 16'7" ·
2nd Floor	Walk-In Closet · 8'10" × 5'11" ·
Basement	Bedroom · 13'6" × 8'3" ·
Basement	Bedroom · 19'3" × 14'1" ·
Basement	Game Room · 37'10" × 18'4" ·
Basement	Furnace/Utility Room · 19'2" × 9'4" ·
Basement	Walk-In Closet · 10'3" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, Landscaped, Level, Underground Sprinklers, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/199-hamptons-terrace-nw-calgary-a2346904/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.