



WHERE EXCELLENCE LIVES



GLOBAL LUXURY™

THE STARNES GROUP

**COLDWELL BANKER COMPLETE REAL ESTATE**



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**THE STARNES GROUP**

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105 HAMPTONS GARDENS NW | CALGARY, ALBERTA, CANADA

COMMUNITY OF HAMPTONS

PROUDLY PRESENTING  
105 HAMPTONS GARDENS NW

*Mark this as an 'Ace'  
on your scorecard!*

This absolutely **IMMACULATE**, 3,355 sq.ft. livable luxury bungalow features over 1,761 sq.ft. of main floor living space along with 1,594 sq.ft. in the walkout basement. Backing onto the pristine 12<sup>th</sup> green at the illustrious **Hamptons Golf Course**, this property's quiet location is truly remarkable. Surround yourself in streams of natural light through the huge picture windows in the living room. Sit back and relax with morning coffee or an evening barbecue on the large, private, back deck. Enjoy plenty of space to create all of your culinary delights in the gourmet kitchen with granite counters, large center island, raised breakfast bar and **Viking** stainless steel gas cooktop. The main level also includes a lavish, separate, formal dining room, a front 'flex' room perfect for your home office, and of course the private master bedroom retreat, with views of the golf course and fabulous five-piece ensuite spa bath. The impressive lower level features a huge family room and recreation space, three more **LARGE** bedrooms, and a walkout into your own green oasis in the elegantly landscaped backyard - with plenty of mature trees and foliage. This fabulous home also features the highly desirable & durable style of clay tile roof, **CENTRAL** Air Conditioning, a fully insulated and dry-walled double garage, and built-in irrigation system! Walking distance to nearby schools, playgrounds, **The Hamptons Clubhouse**, and close to shopping, transit, and much more this property is truly worth 'teeing-up.'

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