



THE
A-TEAM

**RE/MAX
FIRST**

99 HAMPSHIRE Close, Calgary T3A 4X9

MLS® #: **A2104217**

Area: **Hamptons**

Listing Date: **03/08/24**

List Price: **\$997,000**

Status: **Active**

County: **Calgary**

Change: **-\$53k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **5,920 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,747**
Low Sqft:
Ttl Sqft: **1,747**

DOM

73
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Underground Sprinklers,Treed Double Garage Attached

Utilities and Features

Roof: **Fiberglass,Mixed,See Remarks**
Heating: **In Floor,Forced Air,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard,Rain Gutters**

Construction: **Brick,Stucco,Wood Frame**

Flooring: **Carpet,Tile,Vinyl Plank**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Pantry,Storage,Tankless Hot Water,Vaulted Ceiling(s),Wet Bar,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`8" x 12`1"	Bedroom - Primary	Main	17`8" x 11`6"
5pc Ensuite bath	Main	8`11" x 8`11"	Bedroom	Main	11`2" x 9`8"
Bedroom	Basement	16`6" x 9`3"	Bedroom	Basement	16`8" x 10`9"
3pc Bathroom	Main	8`3" x 5`0"	4pc Bathroom	Basement	8`6" x 5`0"

Dining Room	Main	12`11" x 9`4"	Living Room	Main	17`4" x 12`7"
Breakfast Nook	Main	9`11" x 9`2"	Den	Main	13`2" x 12`8"
Game Room	Basement	20`1" x 10`10"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	8911806
Remarks	

Pub Rmks:	<p>Welcome to this meticulously maintained WALKOUT BUNGALOW in the sought-after community of the Hamptons. This custom-built home (by Statesman) was designed with light and space in mind. The full vaulted ceilings and light filled rooms, in over 3,300 sq.ft. of living space, fulfills this design. As you enter, the space flows to the living room and formal dining room. On the right is a bonus room for use as a home office or lounge. The cook's kitchen, thoughtfully designed, features cabinet/drawer combos, a pantry cupboard, spice storage and appliance garage. The Jenn Air gas cooktop, with downdraft venting, complements the Jenn Air convection wall oven and the KitchenAid refrigerator which has a hidden water dispenser. The Miele dishwasher makes clean- up a breeze! The spacious breakfast nook overlooks the back garden. The Primary is located on the main level and includes a 5-piece ensuite bathroom with jetted tub, shower, double vanity, and water closet. This room also features a large walk-in closet. The second bedroom on the main level is generously sized to fit a queen bed and located near a 3-piece bathroom. The main level includes a large laundry room with a storage closet just off the entrance to the garage. Located down the curved staircase, the lower-level features cozy in-floor heating throughout. Once again, light and space are featured in this fully developed WALKOUT basement. The large sitting/entertainment area, with full wet bar, are light filled from multiple windows. The lower level features a 4-piece bath, 2 additional bedrooms, a walk-in closet, an office area, storage and more. You could use one of the bedrooms as a flex space for a craft/hobby room, gym, or music room. The lower level is large enough for all your needs, especially entertaining friends, and family. The lower patio features a gas hook-up for your BBQ. The upper deck, perfect for your morning coffee, frames the fully landscaped backyard which features mature trees, shrubs with perennial borders for maximum privacy & enjoyment. All maintained with an irrigation system front and back. This home is situated a block from Tom Baines Junior H.S., has easy access to public transit and the University of Calgary. Tennis/pickleball courts, numerous walking paths, a large park/playground with skating rinks surround Hampton's K-3 school, just a 10-minute walk away. A complete list of recent updates/improvements to this property are in the supplements. Ask your Realtor and book your showing today!</p>
Inclusions:	<p>Microwave (bar), KitchenAid Refrigerator (basement), TV Wall Mount (s), Security System (as is), 48 in Television in basement (as is), Office Desk & Chair (basement), Four Drawer Filing Cabinet (basement), 2 Oak Credenzas (basement), Shelving Units (garage), Workbench (garage), 3 Concrete Planters (exterior entrance), Mirror above basement staircase.</p>
Property Listed By:	<p>Century 21 Bamber Realty LTD.</p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











