



THE
A-TEAM

**RE/MAX
FIRST**

230 HAMPTONS Park, Calgary T3A 5A7

MLS® #: **A2119341**

Area: **Hamptons**

Listing Date: **04/04/24**

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 13-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1991

Lot Information

Lot Sz Ar:

7,470 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,392

Low Sqft:

Ttl Sqft:

1,392

DOM

45

Layout

Beds:

2 (2)

Baths:

3.0 (3 0)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Few Trees,Landscaped,Rectangular Lot
Double Garage Attached,Insulated**

Utilities and Features

Roof: **Concrete,Tile**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Jetted Tub,Pantry,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 11`4"
Dining Room	Main	10`10" x 10`3"
Bedroom - Primary	Main	15`11" x 11`0"
Den	Basement	13`5" x 13`4"
4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`8" x 9`10"
Bedroom	Main	11`6" x 9`10"
Game Room	Basement	24`5" x 13`5"
Den	Basement	13`1" x 7`11"
4pc Bathroom	Main	0`0" x 0`0"
Breakfast Nook	Main	9`10" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

9111768

Remarks

Pub Rmks: **Are you thinking of Downsizing to a Bungalow? Rare Find Bungalow villa that you don't want to miss. Welcome to this well-maintained Duplex Bungalow in Hamptons's highly desirable golf community! | Recent Upgrades: New Washer & Dryer, New Faucets in Kitchen & Baths, New Refrigerator, New High Efficient Furnace & Humidifier, New Tankless Water Heater, Water Softener | Featuring 2 Beds, 2 Dens, 3 Baths w/ 2,224 sq. ft. of fine living space | Sunny East Front Exposure | Gleaming Hardwood floor in the Kitchen & Dining Room | High Vaulted Ceiling and Skylight in the Primary Bedroom | Double Attached Garage | Front Bedroom by the entrance w/ large bay windows, is good for guest bedroom or home office. A Formal Dining Room next to the Den and a Living Room w/ a gas fireplace and high vaulted ceiling, adjacent to the Kitchen and Breakfast Nook. The Kitchen offers Gleaming Hardwood floors, SS appliances, a corner pantry, and plenty of cabinets. The Breakfast Nook w/ a bay window leads you to your Backyard. The Primary Bedroom features a vaulted ceiling w/ a ceiling fan, and a 4 pc Ensuite Bath w/ skylight above, jetted tub, separate shower. A Mud room w/ Laundry and drawers, and a 4 pc Bath to complete this floor. Going down to your Finished Basement, there is a large Rec room w/ gas fireplace, great for entertainment with your family and friends. 2 additional good-sized Den (Currently used as bedrooms) and a 3 pc Bath on this level. Enjoy your outdoor activities in your large Backyard! Prime location within minutes to the Hamptons Tennis Courts, Parks, Playgrounds, and public transit. Close to the Golf Club, restaurants, and the Hamptons School. HOA is \$221 / month to take care of your lawn and snow removal. Quick easy access to Sarcee Trail, Shaganappi Trail, and Stoney Trail. Come and book a showing now!**

Inclusions: **Vacuum System w/ all attachments**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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











