

63 HAMPSTEAD Terrace, Calgary T3A 5Z8

MLS® #: **A2133510** Area: **Hamptons** Listing Date: **05/19/24** List Price: **\$828,000**
 Status: **Active** County: **Calgary** Change: **+\$29k, 29-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1999** Abv Sqft: **1,865**
 Lot Sz Ar: **4,596 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,865**

Access:
 Lot Feat: **Private, Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

37
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Cedar Shake** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Pantry, Skylight(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 13`0"	Dining Room	Main	10`2" x 11`3"
Living Room	Main	16`1" x 13`1"	Office	Main	11`8" x 11`4"
Entrance	Main	9`7" x 6`2"	2pc Bathroom	Main	4`11" x 5`2"
Laundry	Main	8`5" x 5`11"	Bedroom	Second	9`11" x 13`9"
Bedroom	Main	10`0" x 11`6"	4pc Bathroom	Second	4`11" x 9`11"
Bedroom - Primary	Second	13`5" x 14`11"	4pc Ensuite bath	Second	8`8" x 9`9"
Walk-In Closet	Second	9`9" x 8`9"	Family Room	Basement	14`11" x 25`8"

**Hobby Room
Bedroom**

**Basement
Basement**

**10`6" x 10`6"
10`0" x 10`9"**

3pc Bathroom

Basement

6`2" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9810387

Remarks

Pub Rmks: *****Open house 1-4 pm Saturday, June 1. Welcome to this meticulously maintained two storey in the sought-after community of the Hamptons. Built by Goldmark, this spacious two-storey family home perfectly blends elegance with a functional living space. The space provides an excellent floor plan with 3 bedrooms on the top floor and an office in the fully finished basement. This cozy home boasts extensive tile and laminate floors, 9' ceilings, formal dining/flex room, main floor laundry, corner gas fireplace, open oak kitchen with raised eating bar and a walk-in pantry. The top floor includes an inviting master bedroom with a roomy walk-in closet, jetted Jacuzzi surrounded with glass block and a separate shower. Two other bedrooms share a newly renovated 4-piece bath with a skylight, exuding natural light. The lower level is a fully finished basement with an office/den, large entertainment space/family room, full bathroom, multiple storage areas and a well planned fitness space. The backyard is beautifully landscaped with stone retaining walls, a patio area, hot tub and a large deck, providing a great space to enjoy outdoor activities and entertainment. The roof has recently been fully maintained and restored. There is a heated garage. The current homeowner has also installed a charging pile for the tram. This home is positioned in a great community with great access to schools, transit and walking distance to playground and local shopping. This is a great property... make it your home!**

Inclusions:
Property Listed By:

**None
First Place Realty**

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









