



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 HAMPTONS Close, Calgary T3A 6B7**

MLS® #: **A2134605**      Area: **Hamptons**      Listing **05/24/24**      List Price: **\$1,299,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$50k, 07-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **5,737 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,856**  
 Low Sqft:  
 Ttl Sqft: **2,856**

DOM

**32**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Garden,Greenbelt,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot,Views**  
 Park Feat: **Double Garage Attached,Garage Faces Side,Oversized**

Utilities and Features

Roof: **Concrete**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bookcases,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Skylight(s),Steam Room,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room         | Level | Dimensions     | Room             | Level    | Dimensions     |
|--------------|-------|----------------|------------------|----------|----------------|
| 2pc Bathroom | Main  |                | 3pc Bathroom     | Basement |                |
| 5pc Bathroom | Upper |                | 5pc Ensuite bath | Upper    |                |
| Living Room  | Main  | 13`0" x 11`3"  | Dining Room      | Main     | 12`10" x 9`11" |
| Kitchen      | Main  | 19`11" x 15`2" | Nook             | Main     | 9`11" x 9`3"   |
| Family Room  | Main  | 15`2" x 15`0"  | Laundry          | Main     | 11`9" x 5`11"  |

Bedroom - Primary  
Bedroom  
Game Room  
Bedroom

Upper  
Upper  
Basement  
Basement

19`4" x 18`1"  
14`6" x 9`11"  
15`2" x 14`7"  
22`0" x 19`5"

Bedroom  
Bedroom  
Exercise Room  
Bedroom

Upper  
Upper  
Basement  
Basement

10`11" x 10`11"  
12`0" x 10`11"  
14`0" x 13`0"  
13`4" x 8`5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C1

9910644

Remarks

Pub Rmks:

Backing onto a greenbelt in one of the most desirable areas of the Hamptons is this beautifully appointed two storey...a stunning Lupi-built home with 6 bedrooms & 3.5 bathrooms, maple kitchen with granite countertops & finished walkout level with infloor heating & wet bar. Offering over 4000sqft of total living space on the 3 floors, this wonderful home enjoys hardwood & tile floors, oversized 2 car garage with separate access to the walkout, fenced backyard with 2 decks & relaxing central air to keep you cool on those hot summer days & nights. Exquisitely decorated estate design featuring elegant formal dining room with 2-sided gas fireplace & French doors, two storey living room with soaring 18ft ceilings & bay windows, family room with entertainment centre & fireplace (shared with the dining room) & simply amazing kitchen with custom cabinetry & heated tile floors, centre island with veggie sink, large walk-in pantry & stainless steel appliances including KitchenAid gas cooktop & built-in Jenn-Air convection oven. Ascend the graceful spiral staircase to the 2nd floor & 4 big bedrooms; the private owners' retreat is a sensational space with lots of room for sitting area, huge walk-in closet & soothing jetted tub ensuite with heated tile floors, granite-topped double vanities & steam shower. The family bathroom also has 2 sinks & a skylight. The walkout level - with infloor heating, is finished with 2 bedrooms - which share a walkthru closet, bathroom with walk-in shower, exercise room & rec room with access onto the covered patio...& there is separate access up to the oversized 2 car garage. Main floor also has a large laundry/mudroom complete with built-in cabinets, sink & LG washer/dryer. The backyard is a lovely open space with gardens & storage shed. Additional features include 9ft ceilings on the main & walkout levels, lowE/triple-pane/double-glazed windows, roughed-in central vacuum system, underground sprinklers, concrete tile roof & natural gas lines for your BBQ on both decks. Prime location tucked away on this quiet crescent within easy walk to the golf course clubhouse & bus stops, just minutes to area shopping & Hamptons School, plus quick access to the Crowfoot Centre & LRT, University of Calgary & Foothills Medical Centre, Nose Hill Park & downtown.

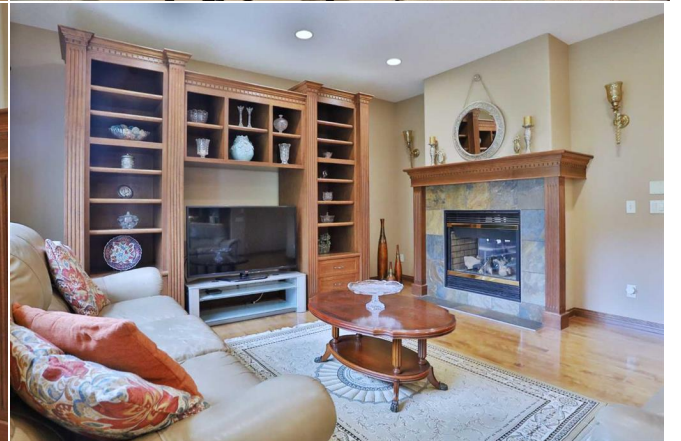
Inclusions:  
Property Listed By:

Alarm system hardware, cabinets in garage, storage shed, 4 security cameras  
Royal LePage Benchmark

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













**51 Hamptons Close NW, Calgary, AB**

Main Building: Total Exterior Area Above Grade 2861.33 sq ft



Main Floor  
 Exterior Area 1483.66 sq ft  
 2nd Floor  
 Exterior Area 1377.38 sq ft  
 Basement (Below Grade)  
 Exterior Area 1412.77 sq ft  
 PREPARED: 2024/05/04  
 iGUIDE

Notes: Figures are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.