



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**78 HAMPSTEAD Circle, Calgary T3A 5P1**

MLS®#: **A2134992**      Area: **Hamptons**      Listing Date: **05/24/24**      List Price: **\$818,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 12-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**

Lot Information

Lot Sz Ar: **6,200 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,104**  
 Low Sqft:  
 Ttl Sqft: **2,104**

DOM

**32**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Dog Run,Garden**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

| Room                | Level         | Dimensions           | Room                     | Level         | Dimensions            |
|---------------------|---------------|----------------------|--------------------------|---------------|-----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>   | <b>5`2" x 2`1"</b>   | <b>Breakfast Nook</b>    | <b>Main</b>   | <b>9`10" x 20`10"</b> |
| <b>Dining Room</b>  | <b>Main</b>   | <b>13`0" x 9`4"</b>  | <b>Family Room</b>       | <b>Main</b>   | <b>11`8" x 15`3"</b>  |
| <b>Foyer</b>        | <b>Main</b>   | <b>11`8" x 15`3"</b> | <b>Kitchen</b>           | <b>Main</b>   | <b>11`0" x 13`0"</b>  |
| <b>Laundry</b>      | <b>Main</b>   | <b>5`6" x 11`1"</b>  | <b>Living Room</b>       | <b>Main</b>   | <b>11`0" x 14`1"</b>  |
| <b>4pc Bathroom</b> | <b>Second</b> | <b>7`6" x 7`4"</b>   | <b>4pc Ensuite bath</b>  | <b>Second</b> | <b>10`11" x 9`5"</b>  |
| <b>Bedroom</b>      | <b>Second</b> | <b>12`5" x 11`4"</b> | <b>Bedroom</b>           | <b>Second</b> | <b>11`9" x 10`0"</b>  |
| <b>Bedroom</b>      | <b>Second</b> | <b>11`9" x 12`5"</b> | <b>Bedroom - Primary</b> | <b>Second</b> | <b>11`0" x 25`5"</b>  |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9510052**

Remarks

Pub Rmks: **Check out the 3D virtual tour!! Introducing 78 Hampstead Circle NW, an exquisite detached house nestled in the desirable community of Hamptons, Calgary. This stunning home offers 4 bedrooms, 2.5 bathrooms, and an array of impressive features, making it the perfect place to create lasting memories with your family. Step into this beautifully maintained residence and be greeted by an inviting, spacious foyer that sets the tone for the entire home. The main level boasts an open-concept layout, ideal for modern living. The living area is filled with natural light, providing a warm and welcoming atmosphere for both relaxing and entertaining. Adjacent to the living area is a formal dining room, perfect for hosting dinner parties and family gatherings. The heart of this home is the gourmet kitchen, which is sure to delight any culinary enthusiast. The adjoining breakfast nook overlooks the beautifully landscaped backyard, providing a serene spot for morning coffee or casual meals. Upstairs, you'll find four generously sized bedrooms, including the luxurious primary suite. A convenient half bathroom is located on the main level for guests. The exterior of the home is equally impressive, featuring a large, backyard that's perfect for outdoor activities and summer barbecues. The attached double garage provides ample parking and storage space. Located in the prestigious Hamptons community, 78 Hampstead Circle NW offers easy access to top-rated schools, parks, golf courses, and shopping centers. With its family-friendly atmosphere and convenient location, this home is a true gem. Don't miss the opportunity to make 78 Hampstead Circle NW your new home.**

Inclusions: **N/A**  
Property Listed By: **Sunflower Realty & Property Management Inc.**

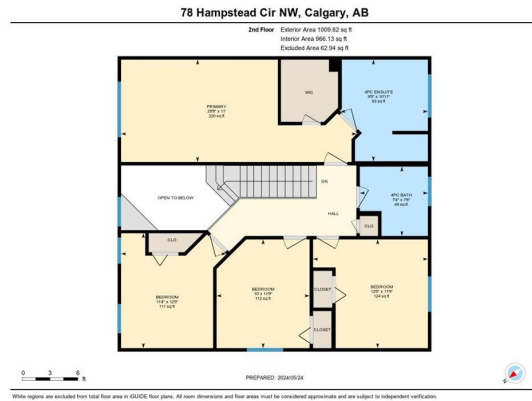
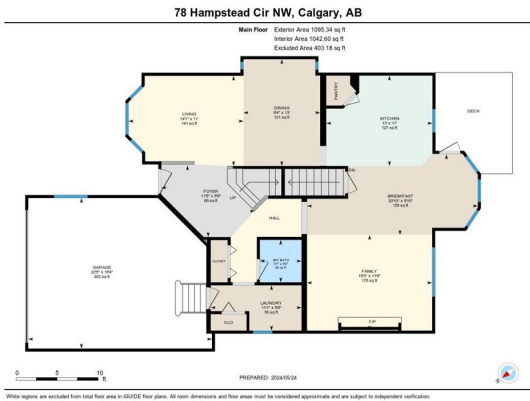
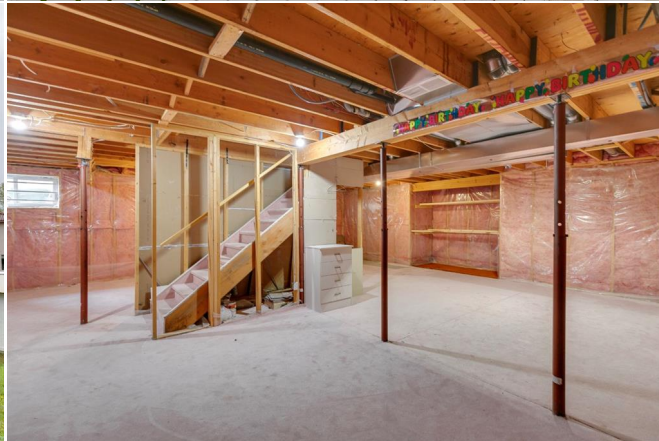
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









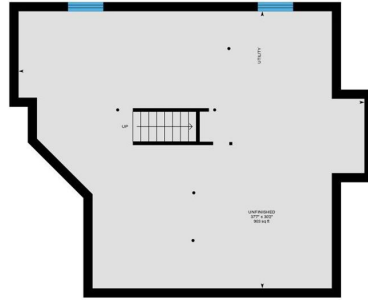


White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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78 Hampstead Cir NW, Calgary, AB

Basement (Below Grade) Exterior Area 1069.74 sq ft  
Interior Area 933.17 sq ft



PREPARED: 2024/05/24



While regions are excluded from total floor area in EXHIBIT floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.