



THE
A-TEAM

**RE/MAX
FIRST**

75 HAMPSTEAD Way, Calgary T3A 6E5

MLS® #: **A2140179**

Area: **Hamptons**

Listing Date: **06/11/24**

List Price: **\$848,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **6,504 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,416**

Low Sqft:

Ttl Sqft: **2,416**

DOM

109

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Wood**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer**
Int Feat: **Chandelier,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 6`8"	Mud Room	Main	4`7" x 8`2"
Den	Main	9`4" x 12`5"	Living Room	Main	10`9" x 11`0"
Breakfast Nook	Main	9`5" x 9`8"	Dining Room	Main	10`0" x 12`11"
Kitchen With Eating Area	Main	13`5" x 17`9"	Family Room	Main	14`6" x 16`7"
Bedroom	Second	10`8" x 13`3"	4pc Bathroom	Second	8`1" x 6`1"

Bedroom
4pc Ensuite bath

Second
Second

11`10" x 11`0"
11`7" x 8`0"

Bedroom - Primary
Bedroom
Legal/Tax/Financial

Second
Second

15`6" x 13`0"
9`11" x 15`6"

Title:
Fee Simple
Legal Desc:

9912704

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your new home in the prestigious community of Hamptons! This stunning 4-bedroom, 2.5-bathroom residence is perfectly positioned to soak up an abundance of natural light from its coveted south-facing location. Outside, you'll find a driveway spacious enough for three vehicles and a backyard with a panoramic view, complemented by a beautiful garden with ample space for cultivating your own vegetables. Enjoy leisurely days on an expansive deck, complete with convenient storage beneath. Step inside to discover a meticulously designed interior that includes a two-car garage with plenty of storage. The main floor features a grand high-ceiling foyer with a curved staircase, a formal dining room ideal for hosting guests, home office den, and a sunlit living room anchored by a cozy fireplace. The gourmet kitchen is equipped with a gas cooktop, stainless steel hood fan, and opens seamlessly into the dining area. Upstairs, retreat to the master bedroom complete with a walk-in closet and an ensuite bathroom featuring a jetted bathtub, perfect for unwinding after a long day. Don't miss the opportunity to make this exceptional property yours—schedule your viewing today and experience the epitome of Hamptons living!

Inclusions:
Property Listed By:

N/A
First Place Realty

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









