

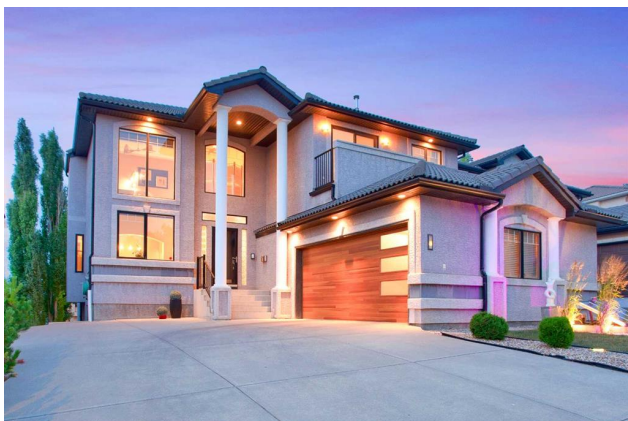


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 HAMPTONS Place, Calgary T3A 6B8**

MLS®#: **A2146162**      Area: **Hamptons**      Listing Date: **07/24/24**      List Price: **\$1,225,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$75k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **5,737 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,679**  
 Low Sqft:  
 Ttl Sqft: **2,679**

DOM

**54**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Garden,Landscaped**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,See Remarks,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`10" x 13`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 8`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`11" x 14`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>19`8" x 12`5"</b>	<b>Living Room</b>	<b>Basement</b>	<b>21`7" x 18`1"</b>
<b>Office</b>	<b>Main</b>	<b>11`0" x 9`3"</b>	<b>Laundry</b>	<b>Basement</b>	<b>17`10" x 11`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`10" x 5`9"</b>	<b>Other</b>	<b>Basement</b>	<b>7`2" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`3" x 14`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 11`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 10`8"</b>

**Bedroom**  
**2pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Main**  
**Upper**

**13`1" x 11`10"**

**Walk-In Closet**  
**3pc Bathroom**  
**5pc Ensuite bath**  
Legal/Tax/Financial

**Upper**  
**Basement**  
**Upper**

**11`0" x 4`11"**  
**0`0" x 0`0"**

Title:  
**Fee Simple**  
Legal Desc:

**9910644**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this exquisite estate home located in the prestigious Hamptons community of Calgary. Nestled in a serene cul-de-sac, this immaculate residence offers over 3,600 sq.ft of luxurious living space, perfect for families seeking comfort and elegance. As you enter, you'll be greeted by an impressive open two-storey entryway that sets the tone for the rest of the home. You will love this floor plan! The main floor, which features a gourmet kitchen with upgraded counters and stainless steel appliances, seamlessly flows into a spacious living room which has an artistic fireplace feature, dining area, perfect for family gatherings and entertaining guests. Additionally the main level has an elegant formal dining room and front gathering area + large main level office that could be converted into a main level bedroom depending on your families needs. Upstairs, you will find three generous-sized bedrooms, including a luxurious primary that features his and her vanities, a deep soaker tub shower and large walk-in closet. A versatile bonus room, complete with a balcony, provides flexible space for a home office, playroom, or media room. The newly fully finished walk-out basement includes two additional bedrooms and a full bathroom, offering a private retreat for guests or extended family. This home has been maintained to the highest standards, ensuring a move-in ready experience. High-end finishes such as granite countertops, stainless steel appliances, and quality fixtures are found throughout. The professionally landscaped gardens enhance the beauty and tranquility of the property, providing a perfect setting for outdoor living. Located in a quiet cul-de-sac and featuring an oversized garage, this estate home offers both luxury and practicality. Additional features include air conditioning, radon mitigation, and numerous upgrades such as modern lighting, updated flooring, and enhanced storage solutions. This property is truly a rare find in one of Calgary's most sought-after communities.**

Inclusions:  
Property Listed By:

**NA**  
**Real Broker**

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