



THE A-TEAM

RE/MAX FIRST

105 HAMPTONS Close, Calgary T3A 6B8

MLS#: A2152052 Area: Hamptons Listing: 07/27/24 List Price: \$1,198,900
Status: Active County: Calgary Change: -\$51k, 07-Sep Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 2005
Lot Information: Lot Sz Ar: 5,801 sqft
Access: Back Yard, Front Yard, Landscaped, Rectangular Lot
Park Feat: Double Garage Attached, Garage Faces Front, Oversized

DOM

54
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Concrete
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line, Private Yard
Construction: Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Steam Room, Storage, Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 5pc Bathroom, Living Room, Kitchen, Family Room, Bedroom - Primary, 3pc Bathroom, 5pc Ensuite bath, Dining Room, Nook, Laundry, Bedroom.

**Bedroom  
Game Room**

**Upper  
Basement**

**17`8" x 11`0"  
33`0" x 26`7"**

**Bedroom  
Bedroom**  
Legal/Tax/Financial

**Upper  
Basement**

**14`1" x 10`11"  
20`11" x 12`5"**

Title:  
**Fee Simple**  
Legal Desc:

**9910644**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**In one of the most desirable areas of the Hamptons is this fantastic two storey walkout, built by Lupi Luxury Homes with a total of 5 bedrooms, beautiful cherrywood kitchen with granite countertops & is available for quick possession for a family to make it their new home. Original owners of this fully finished custom home, which enjoys extensive tile floors & 2 decks, oversized 2 car garage, stainless steel appliances & is located on this quiet crescent just minutes to the golf course clubhouse. Wonderful estate floorplan with 9ft ceilings on the main floor, open concept living/dining room graced by columns, two storey family room with fireplace & 18ft ceilings, dining nook with access onto the balcony & smashing gourmet kitchen with large centre island, loads of cabinet space & walkthru pantry to the mudroom. The stainless steel appliances include Bosch dishwasher, Electrolux gas cooktop & huge French door Frigidaire fridge. Total of 4 bedrooms & 2 full baths on the upper level, highlighted by the oversized owners' retreat with big walk-in closet & jetted tub ensuite with double vanities & separate shower. The walkout level is finished with 5th bedroom, bathroom with steam shower, lots of storage space & games/rec room. Other features include new carpets & interior paint, main floor laundry room with Samsung washer & dryer, built-in ceiling speakers, 2 furnaces & 2 hot water tanks, lots of extra space for storage & backyard with patio. Exclusive location within walking distance to the golf course clubhouse & bus stops, quick easy access to Hamptons School & Hamptons Co-op shopping, plus only minutes to Edgemont Superstore, Crowfoot Centre, LRT & more!**

**alarm system hardware. NOTE: steam shower, vacuflor & alarm hardware**

**Royal LePage Benchmark**

Inclusions:  
Property Listed By:

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