

105 HAMPTONS Close, Calgary T3A 6B8

MLS®#: **A2152052** Area: **Hamptons** Listing Date: **07/27/24** List Price: **\$1,100,000**
 Status: **Pending** County: **Calgary** Change: **-\$99k, 03-Nov** Association: **Fort McMurray**



General Information

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

DOM

116
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** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Private Yard** Water Source: **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)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Living Room	Main	13`2" x 11`0"	Dining Room	Main	12`7" x 9`11"
Kitchen	Main	19`0" x 14`11"	Nook	Main	9`11" x 6`1"
Family Room	Main	16`6" x 15`1"	Laundry	Main	8`10" x 8`1"
Bedroom - Primary	Upper	20`6" x 14`6"	Bedroom	Upper	14`9" x 12`3"

**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-CG

Remarks

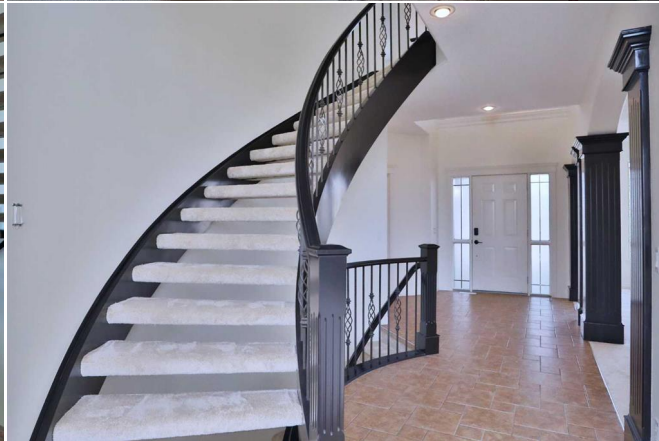
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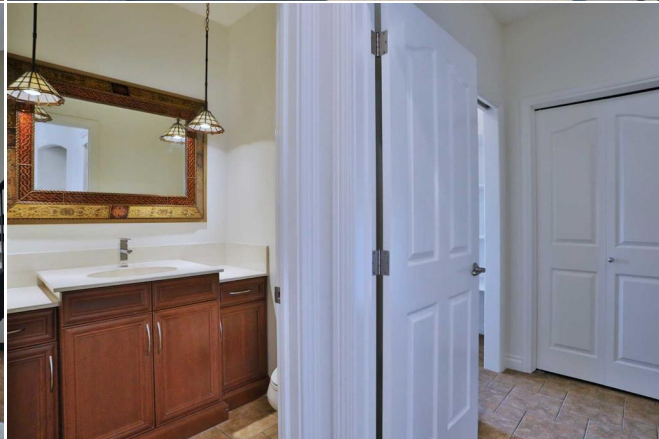
In one of the most desirable areas of the Hamptons is this fantastic two storey walkout, built by Lupi Luxury Homes with a total of 5 bedrooms, beautiful cherrywood kitchen with granite countertops & is available for quick possession for a family to make it their new home. Original owners of this fully 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!

Inclusions:
Property Listed By: **alarm system hardware. NOTE: steam shower, vacuflor & alarm hardware
Royal LePage Benchmark**

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











105 Hamptons Close NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2816.31 sq ft



While figures 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. PREPARED: 2024-07-23

