



THE
A-TEAM

**RE/MAX
FIRST**

204 HAMPSHIRE Place, Calgary T3A 4Y7

MLS®#: **A2154584**

Area: **Hamptons**

Listing Date: **08/02/24**

List Price: **\$844,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **2,321**

Low Sqft:

Ttl Sqft: **2,321**

Lot Information

Lot Sz Ar: **6,544 sqft**

Lot Shape:

DOM

48

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Gazebo,Many Trees,Rectangular Lot**

Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Central,Standard,Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Brick,Stucco**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Chandelier,No Animal Home,No Smoking Home,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 11`2"	Entrance	Main	4`8" x 7`4"
Living/Dining Room Combination	Main	12`11" x 11`8"	Family Room	Main	18`11" x 14`1"
Breakfast Nook	Main	8`7" x 13`0"	Office	Main	9`9" x 9`5"
2pc Bathroom	Main	4`9" x 7`8"	Laundry	Main	5`5" x 7`8"
Mud Room	Main	8`2" x 6`2"	Kitchen	Main	11`11" x 11`8"
Bedroom - Primary	Second	12`7" x 15`3"	Walk-In Closet	Second	8`11" x 4`11"
4pc Ensuite bath	Second	6`1" x 12`4"	Bedroom	Second	10`11" x 18`10"

Bedroom
3pc Bathroom

Second
Second

10`0" x 12`6"
5`0" x 8`11"

Bedroom
3pc Bathroom
Legal/Tax/Financial

Second
Basement

9`8" x 11`1"
5`0" x 8`11"

Title:
Fee Simple
Legal Desc:

9011790

Zoning:
R-C1

Remarks

Pub Rmks:

*****Open house on Sun Aug 18 from 1:30-4:30pm ***Welcome to this beautiful and spacious built corner lot home. Located in the most desirable and in demand community of Hamptons. Step into a home designed with large families in mind, offering a blend of comfort, style, and convenience. This property is a true gem. This House Has 5 beds,3.5 baths and den/ office(can be used as 6th room), total living area of more than 2300 square feet and huge windows throughout, vaulted ceiling, bringing in much needed sunlight for the day, perfect to keep you warm in winters. New flooring and paint with marble counter tops in washrooms in the house. The main floor features a cozy living room with dining area, family room with a fireplace, a formal dining room, a kitchen with a breakfast nook, and a versatile flex room that can be used as an office or a main floor bedroom. Additionally, there's a 2-piece bath with a laundry area. Very spacious mudroom with extra storage at entrance from garage. Open concept stairs going to upper level. All the house have new flooring, recently changed. Upstairs, the master bedroom is a true retreat, boasting a luxurious 4-piece ensuite with big windows. Three additional bedrooms and a main 3-piece bathroom with skylight window complete the upper level. The partially finished basement downstairs with a good size bedroom and full bathroom, with a great option for the future development to build another 2 bedrooms ,living room and kitchen, provides endless possibilities for future customization. Sunlight streams through expansive windows, suffusing the interiors with a comforting glow, fostering an ambiance of warmth and hospitality. The insulated 2-car garage comes with side door and window offering extra entrance, light and ample storage. Conveniently situated corner house with easy access to parks , schools , shopping centers, and transit , this exceptional home invites you to indulge in the finest offerings of Calgary living. Don't miss the chance to make this extraordinary abode your own and embark on a journey of unparalleled luxury and comfort.**

Inclusions:
Property Listed By:

Alarm Equipment only (no contract)
Diamond Realty & Associates LTD.

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