



THE
A-TEAM

**RE/MAX
FIRST**

181 HAMPTONS Green, Calgary T3A 5A8

MLS@#: **A2157664** Area: **Hamptons** Listing Date: **08/16/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **6,942 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,809**
 Low Sqft:
 Ttl Sqft: **1,809**

DOM

33
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden, No Neighbours Behind, Landscaped, Street Lighting, Views**
 Park Feat: **Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Lighting, Private Yard**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Trash Compactor, Washer, Window Coverings**
 Int Feat: **Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 14`8"	Kitchen	Main	14`0" x 11`9"
Dining Room	Main	10`9" x 10`8"	Breakfast Nook	Main	11`0" x 10`0"
Bedroom - Primary	Main	18`5" x 11`11"	4pc Ensuite bath	Main	9`3" x 9`1"
Bedroom	Main	12`10" x 10`0"	Foyer	Main	8`10" x 6`1"
Den	Main	10`11" x 10`11"	Mud Room	Main	10`1" x 3`0"
4pc Bathroom	Main	10`5" x 4`10"	Game Room	Basement	26`0" x 25`11"
Bedroom	Basement	13`8" x 11`4"	Flex Space	Basement	18`1" x 9`9"
Other	Basement	7`7" x 3`6"	3pc Bathroom	Basement	11`4" x 4`11"









