

181 HAMPTONS Green, Calgary T3A 5A8

				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informat Lot Sz Ar: Lot Shape:		Residential Detached Calgary 1993 6,942 sqft	<u>Finished Floor Area</u> Abv Sqft: Low Sqft:	1,809	DOM 33 Layout Beds: Baths: Style:	3 (2 1) 3.0 (3 0)
	and the second			Access: Lot Feat: Park Feat:		Behind,Landscaped,	Ttl Sqft: een Space,Corner Lot Street Lighting,View ched,Driveway,Garag	5	Parking Ttl Park: Garage Sz: b(s),Front Yard,Garde	Bungalow 2 2 en,No Neighbours
						Utilities and Feature	S			
Heating: F Sewer:	Cedar Shake Fireplace(s),Forced Air,Natural Gas Lighting,Private Yard				Construction: Brick,Stucco Flooring: Carpet,Hardwood,Laminate Water Source: Fnd/Bsmt: Poured Concrete					
Kitchen Appl: Int Feat:		Bar,Book		Built-in Featu	ires,Ceilin	owave,Refrigerator,St g Fan(s),Central Vacu	ove(s),Trash Compac			ıg Home,Open
Utilities:						Room Information				
Room Living Room Dining Room Bedroom - Primar Bedroom Den 4pc Bathroom Bedroom	ary	<u>Level</u> Main Main Main Main Main Basement	t	Dimensions 16`11" x 1 10`9" x 10 18`5" x 11 12`10" x 1 10`11" x 1 10`5" x 4`2 13`8" x 11	4`8" `8" `11" 0`0" 0`11" 10"	Room Kitchen Breakfa: 4pc Enst Foyer Mud Roo Game Ro Flex Spa	uite bath om oom	<u>Level</u> Main Main Main Main Basement Basement	14 11 9`: 8`: 10 26	mensions

Laundry	Basement	25`0" x 17`4"				
		Legal/Tax/Financial				
Title: Fee Simple Legal Desc:	9111768	Zoning: R-C1 Remarks				
Pub Rmks: Inclusions: Property Listed By:	walking paths. The ho home has great curb a large windows through family. The large living equipped with a break out to the West facing piece ensuite comes e main bathroom as wel friends and family. The closet can be found in and a large laundry an backyard with huge tr throughout. Perfect fo Refrigerator, Dishwash	Welcome to this meticulously maintained, air conditioned, walkout bungalow in the prestigious community of the Hamptons, backing onto a beautiful ravine with walking paths. The home is located within minutes of amenities including schools, multiple parks, tennis courts, a golf course, transportation, and much more. This home has great curb appeal with beautiful landscaping. Upon entry, you are met with a bright and open floor plan with soaring 13ft vaulted ceilings, skylights and large windows throughout. Just off of the main entry is a den, perfect for a home office. The main entry leads into a formal dining area, great for hosting friends and family. The large living room boasts a cozy gas fireplace with built-ins and windows with beautiful views of the ravine. The living room opens to a gourmet kitchen, equipped with a breakfast bar, stainless steel appliances, and an abundance of cabinet space. A breakfast nook is found just off of the kitchen with a door leading out to the West facing balcony overlooking the ravine. The primary bedroom is a true retreat with vaulted ceilings and good sized walk in closet. The spa-like 4 piece ensuite comes equipped with a beautiful jetted tub and ample countertop space. The main floor is complete with a good sized second bedroom and a 4 piece main bathroom as well as a mudroom that leads out to eversized double attached garage. The fully finished walkout basement is the perfect place to entertain friends and family. The sizeable recreation room is adorned with a brick facing gas fireplace and a fully equipped wet bar. A rare third bedroom with a large walk in closet can be found in the basement. The additional den is great for another home office or hobby room. The basement is complete with a 3 piece main bathroom and a large laundry and utility room, updated with a newer hot water tank and 2 high efficiency furnaces. Doors lead out to a covered brick patio and West facing backyard with huge trees and underground sprinkler system. This home has been very well taken care of				

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