



THE
A-TEAM

**RE/MAX
FIRST**

8 HAMPTONS Rise, Calgary T3A 5E6

MLS®#: **A2158191** Area: **Hamptons** Listing Date: **08/18/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **4,585 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,660**
 Low Sqft:
 Ttl Sqft: **1,660**

DOM

31
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Side by Side,Villa**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Greenbelt,Underground Sprinklers,On Golf Course,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Bathroom	Basement	
5pc Ensuite bath	Main		Living Room	Main	16`0" x 12`6"
Dining Room	Main	15`4" x 12`2"	Kitchen	Main	13`6" x 10`2"
Nook	Main	10`2" x 9`10"	Den	Main	13`11" x 9`11"
Laundry	Main	8`7" x 5`6"	Bedroom - Primary	Main	16`0" x 12`0"
Bedroom	Main	13`8" x 9`11"	Game Room	Basement	46`5" x 23`6"
Bedroom	Basement	13`5" x 11`9"			

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **9310848**

Remarks

Pub Rmks: **Don't miss out on this chance to make your home in the exclusive HAMPTONS CLUB CHATEAUX villa complex, surrounded by towering mature trees just steps to the golf course clubhouse & bus stops. This perfectly lovely 3 bedroom bungalow enjoys extensive tile floors & 3 full baths, oak kitchen with granite countertops, 2 fireplaces & super walkout level rec room with wet bar. Complemented by soaring vaulted ceilings, you'll love the open & airy feel of the air-conditioned main floor with its elegant formal dining room, gracious living room with big windows & fireplace, dining nook with wraparound windows & updated kitchen with walk-in pantry, granite counters & stainless steel appliances including Samsung fridge & Maytag stove/convection oven. Main floor owners' suite has 2 closets - 1 a walk-in & another for your linens & towels, & bright ensuite with skylight, separate shower, vessel sink & walk-in tub. A 2nd full bath - also with a vessel sink, is conveniently located across from the 2nd bedroom. The walkout level is finished with a big 3rd bedroom, another full bath & sensational games/rec room with wet bar & fireplace. Main floor also has a dedicated home office with built-in bookcases & cabinets, & laundry with built-in cabinets & Maytag washer/dryer. You won't need your lawn mower or snow shovel anymore because the monthly maintenance fees covers both grass cutting & snow shoveling. A truly wonderful home backing onto the 11th hole of the golf course in this Calbridge-built complex of just 36 homes, in this prime location within easy reach of shopping, neighbourhood amenities & so much more!**

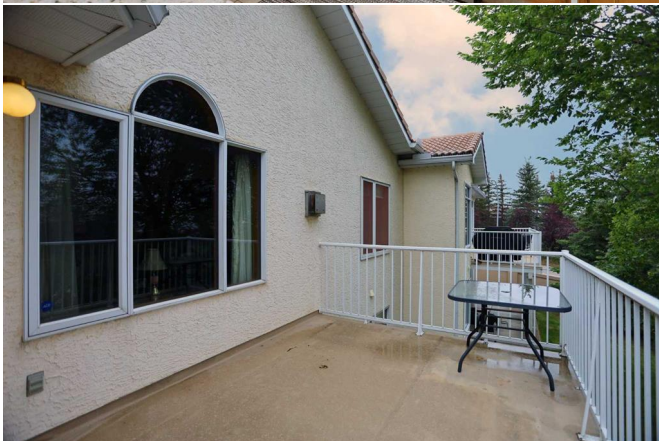
Inclusions: **basement dishwasher, fridge in furnace room, alarm system hardware, built-in speakers, garage shelving, Murphy bed in basement bedroom, TV bracket in living room. NOTE: all appliances, walk-in jetted tub in ensuite & chattels**

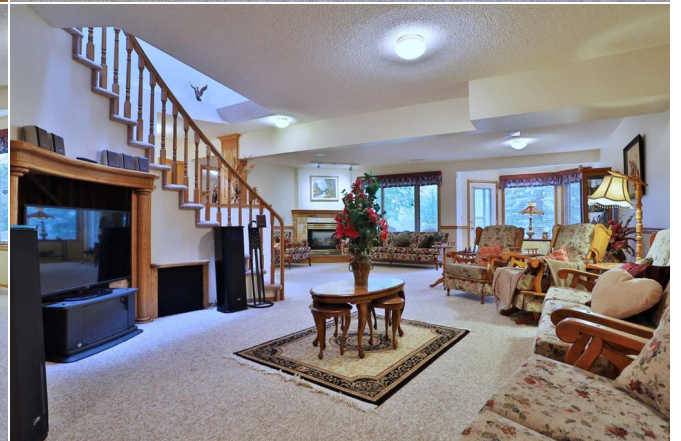
Property Listed By: **Royal LePage Benchmark**

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













8 Hamptons Rise NW, Calgary, AB
Main Building: Total Exterior Area Above Grade 1660.07 sq ft



Main Floor
Exterior Area 1660.07 sq ft



Basement (Below Grade)
Exterior Area 1558.81 sq ft



PREPARED: 2024/05/17

While egresses are excluded from total floor area in QUIDOC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

