



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 HAMPTONS Close, Calgary t3a6b7**

MLS® #: **A2158629**      Area: **Hamptons**      Listing Date: **08/23/24**      List Price: **\$1,200,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **6,813 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,754**  
 Low Sqft:  
 Ttl Sqft: **1,754**

DOM

**26**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,City Lot,Corner Lot,Cul-De-Sac,Environmental Reserve,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot Double Garage Attached**

Utilities and Features

Roof: **Concrete**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Manufactured Floor Joist,Silent Floor Joists,Stucco**  
 Flooring: **Carpet,Concrete,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Range,Freezer,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`4" x 10`11"	Kitchen	Main	13`9" x 11`8"
Nook	Main	11`8" x 11`5"	Great Room	Main	14`11" x 13`11"
Den	Main	9`11" x 9`11"	Laundry	Main	10`7" x 6`11"
2pc Bathroom	Main	6`1" x 4`11"	Bedroom - Primary	Main	14`2" x 13`11"

<b>5pc Ensuite bath</b>	<b>Main</b>	<b>13`6" x 9`4"</b>	<b>Game Room</b>	<b>Lower</b>	<b>37`10" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`0" x 4`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`1" x 13`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 10`5"</b>	<b>Storage</b>	<b>Lower</b>	<b>7`2" x 3`7"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>17`9" x 5`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`8" x 6`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 5`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`7" x 5`1"</b>
<b>Walk-In Closet</b>	<b>Lower</b>	<b>4`7" x 4`3"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>27`5" x 15`4"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **9910644**

Remarks

Pub Rmks: **Experience Elegance in Hamptons: Your Dream Bungalow Awaits! Seize this rare opportunity to own a beautifully upgraded bungalow in the highly sought-after Hamptons estate community. This exquisite, air-conditioned home boasts: • Gleaming Hardwood Floors & Soaring 9ft Ceilings: Enjoy a luxurious feel throughout the home. • Spacious 3 Bedrooms + Den: Perfect for family living or a home office. • Open Concept Kitchen: Features granite counters, a large center island, and a walk-in pantry. Equipped with upgraded stainless steel appliances, this kitchen is a chef's dream. • Elegant Living Spaces: Cozy up by the fireplace in the expansive living room, host dinners in the formal dining room with graceful columns, or enjoy casual meals in the dining nook that opens to the renovated backyard deck. • Private Master Retreat: Includes a walk-in closet, jetted tub ensuite with granite-topped double vanities, skylight, and a separate shower. • Finished Lower Level: Offers 2 additional bedrooms, a full bath, a games/rec room with fireplace and wet bar, plus ample space for future development and storage. • Bonus Features: Main floor office with French doors, built-in speakers, and underground sprinklers. The main floor laundry includes a GE washer/dryer and sink. The oversized 2-car garage and fantastic outdoor space with a covered deck (gas BBQ line) and patio complete the package. Located in a prestigious golf course community, you'll be within walking distance of bus stops, the golf course clubhouse, and close to amenities including Hamptons School, parks, and shopping. Welcome to your new home in the heart of luxury and convenience!**

Inclusions: **NA**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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