



THE A-TEAM

RE/MAX FIRST

47 HAMPTONS Close, Calgary t3a6b7

MLS#: A2158629 Area: Hamptons Listing: 08/23/24 List Price: \$1,149,900
Status: Active County: Calgary Change: -\$50k, 02-Oct 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

89
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Nook, Den, 2pc Bathroom, Kitchen, Great Room, Laundry, and Bedroom - Primary.

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

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9910644**

Zoning: **R-C1**

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!**

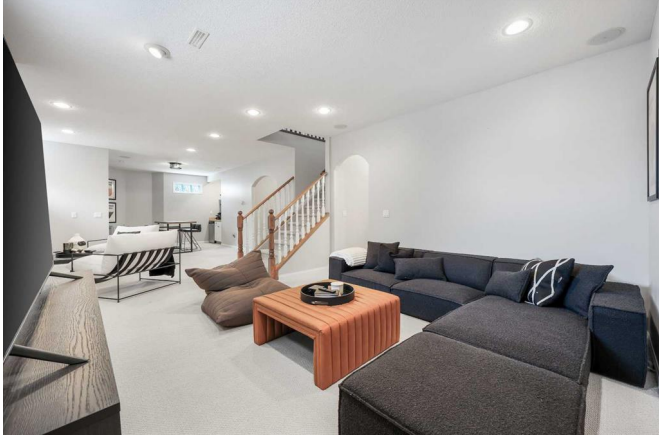
Inclusions: **NA**
 Property Listed By: **RE/MAX Real Estate (Central)**

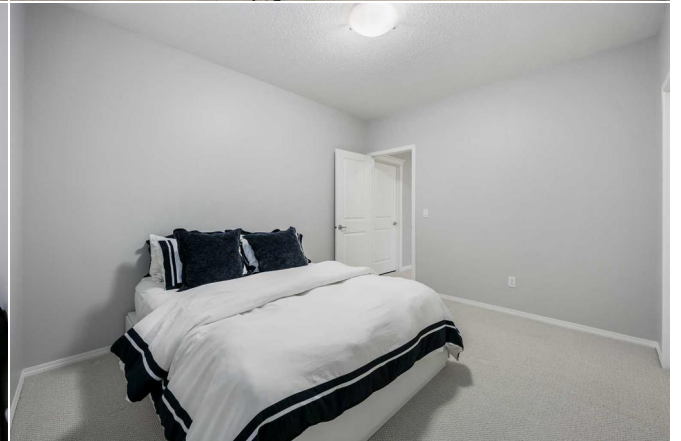
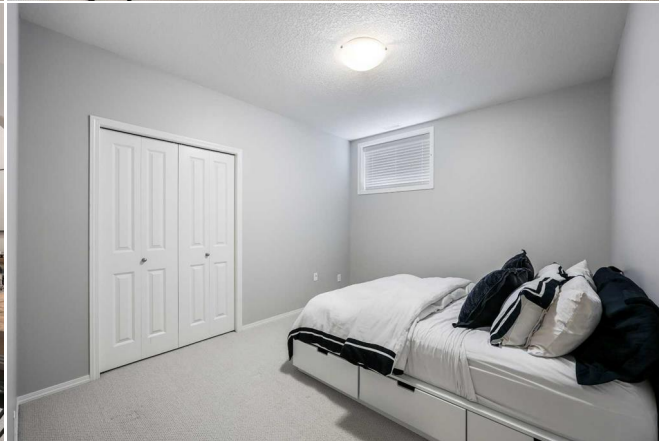
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

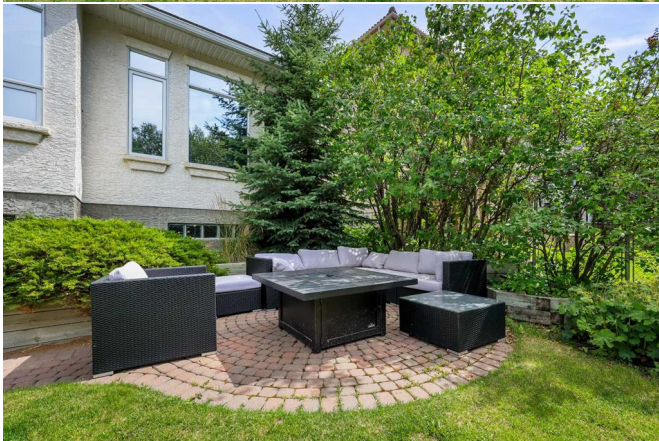












47 BEAMPTONS CIRCLE NW
 3000 SQ. FT. (17'6" x 17'6")
 1000 SQ. FT. GARAGE AREA (20' x 50' x 10' x 10' x 10' x 10')
 1000 SQ. FT. GARAGE AREA (20' x 50' x 10' x 10' x 10' x 10')

URBAN MEASURE | PHOTOS
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CERTIFIED

The Schematic Drawing shows the following depending on the style of property:
 *For Apartment Style Condos/condominiums the measurements represent gross area unless otherwise specified.
 *For Detached, Semi-Detached, and Townhome Properties the measurements represent gross area unless otherwise specified.
 *For Attached Properties the measurements represent gross area unless otherwise specified.

RMS MEASURING | FLOOR PLANS | PHOTOS | VIDEOS | AERIAL | MATTERPORT 3D | RENDERINGS | VIRTUAL STAGING

