



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 HAMPTONS Terrace, Calgary T3A 5S2**

MLS®#: **A2160726**      Area: **Hamptons**      Listing Date: **08/28/24**      List Price: **\$948,888**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **6,253 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,389**  
 Low Sqft:  
 Ttl Sqft: **2,389**

DOM

**21**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Interior Lot,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Concrete,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Wet Bar,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 6`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`0"</b>
<b>Den</b>	<b>Main</b>	<b>9`11" x 14`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 14`5"</b>
<b>Office</b>	<b>Main</b>	<b>9`1" x 10`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`9" x 14`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 6`5"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`3" x 13`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 14`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 14`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`7" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`7" x 5`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 13`9"</b>

Game Room  
Furnace/Utility Room

Basement  
Basement

33`10" x 17`0"  
17`0" x 12`7"

Storage  
Bedroom  
Legal/Tax/Financial

Basement  
Upper

7`3" x 4`10"  
10`4" x 16`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9512802**

Remarks

Pub Rmks: **\*\*\*Watch the 3D and Video Virtual Tour\*\*\*. This immaculate 5-bedroom, 3.5-bath estate home, built by Calbridge, is nestled in the prestigious community of The Hamptons. The two-story residence features 9-foot ceilings on the main level, stunning Brazilian Cherry hardwood floors, and a bright, open kitchen with extensive granite countertops. The thoughtful layout includes two main floor dens, a dining area, and a cozy living room with a 3-sided gas fireplace. Upstairs, four spacious bedrooms await, including a master suite with a luxurious 5-piece ensuite, a large corner jetted tub and an oversized glass shower. A built-in study area accommodates two computer stations, perfect for work or study. The fully finished lower level is an entertainer's dream. It features a fifth bedroom, a full bath, a wet bar, and a huge recreational room equipped with a projector, automatic roll-down screen, and a Bose 10-speaker surround sound system for a premium home theatre experience. This home has been meticulously maintained and updated, including Bosch Dishwasher (2019) Hot Water Tank (2019), Garage Door Opener (2019), Stainless Steel LG French Door Fridge (2023), Stainless Steel LG Gas Stove (2023), Brand New AC units (July 2024), Brand New Deck (2024). Additional features include a double attached garage, dual furnaces, air conditioning, a south-facing yard, underground sprinklers, and more. This home is conveniently located within walking distance of schools, shopping, playgrounds, and public transit. Call your favourite REALTOR® today to book a private viewing!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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























