



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 HAMPSTEAD Circle, Calgary T3A5J3**

MLS® #: **A2161839**      Area: **Hamptons**      Listing Date: **08/30/24**      List Price: **\$1,075,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **6,286 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,250**  
 Low Sqft:  
 Ttl Sqft: **2,250**

DOM

**19**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Garden,Landscaped,Pie Shaped Lot,Treed,Waterfall**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Metal,See Remarks,Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Storage**

Construction: **Brick,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,French Door,Granite Counters,Jetted Tub,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`8" x 16`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 12`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`3" x 11`11"</b>
<b>Office</b>	<b>Main</b>	<b>11`11" x 7`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 9`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 10`6"</b>

**Bedroom**  
**2pc Bathroom**

**Second**  
**Main**

**14`10" x 10`11"**  
**4`7" x 4`11"**

**5pc Bathroom**  
**4pc Bathroom**  
Legal/Tax/Financial

**Second**  
**Second**

**12`9" x 10`1"**  
**8`5" x 4`9"**

Title:  
**Fee Simple**  
Legal Desc:

**9510052**

Zoning:  
**R-C 1**

Remarks

Pub Rmks:

**\*\* OPEN HOUSE this Sunday September 15th, 12:00 - 3:00 PM \*\* Welcome to this elegant and tasteful two-storey stucco home in the esteemed community of The Hamptons. This meticulously maintained home features a host of modern updates and is surrounded by a wealth of amenities, making it a true gem in a prime location. Just minutes from parks, playgrounds, tennis courts, and a lively hockey rink, Hamptons residents enjoy a lifestyle rich in outdoor recreation and leisure. Golf enthusiasts will appreciate the proximity to the Hamptons Golf Club and commuting is convenient with easy access to Shaganappi Trail and Stoney Trail, providing seamless connectivity to nearby destinations and city amenities, including schools and shopping centers. Spanning over 3200 developed square feet, this spacious residence offers plenty of room for the entire family boasting 4 bedrooms upstairs, 2.5 bathrooms, a main floor office/den, formal sitting and dining room, family room and large kitchen with breakfast nook that provides easy access to a large deck perfect for bbqing while hosting company. Year round you'll enjoy a beautifully treed and landscaped, large pie shaped yard that features underground sprinklers plus a custom, one of a kind waterfall and pond. It truly feels as if you're in the forest while standing in the yard or upstairs having a bath in the primary spa-like ensuite. Let's not forget about the main floor laundry and finished basement which currently serves as a recreational room, home gym and tons of storage. This home provides ample space for guests or growing families. Inside, you'll find numerous updated features that enhance the home's appeal, including upgraded New Triple-Pane Windows 2020, New Dishwasher 2023, New Water Softener 2023, New Filtered Drinking Water System 2021, New Soffits & Fascia 2021, New Stucco Paint 2021, New Furnace 2016, and New Kasselwood Steel Shingles 2014 with transferable 50 year warranty. The house is home to the original owner and has been kept in pristine condition, ensuring an exceptional and heightened living experience like no other. Don't miss the opportunity to own a turn-key property in The Hamptons and schedule your private viewing today. TV Wall Mounts (2), Pool Table plus accessories, Basement Refrigerator & Stand Up Freezer  
**Real Broker****

Inclusions:  
Property Listed By:

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













