

225 HAMPTONS Mews, Calgary T3A 5C2

MLS® #: **A2162432** Area: **Hamptons** Listing Date: **09/05/24** List Price: **\$925,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **7,513 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,334**
 Low Sqft:
 Ttl Sqft: **2,334**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Few Trees,Front Yard,Lawn,Pie Shaped Lot,Sloped Down**

Park Feat:

Double Garage Attached,Garage Door Opener,Insulated

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,French Door,High Ceilings,Jetted Tub,Laminate Counters,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 7`2"
Dining Room	Main	18`1" x 9`8"
Kitchen	Main	18`10" x 16`1"
Office	Main	9`6" x 9`8"
5pc Ensuite bath	Second	12`4" x 13`8"
Bedroom	Second	9`8" x 14`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	8`10" x 7`1"
Family Room	Main	18`0" x 13`9"
Living Room	Main	17`5" x 13`3"
4pc Bathroom	Second	9`7" x 4`11"
Bedroom	Second	8`10" x 15`7"
Bedroom - Primary	Second	15`1" x 15`1"

Walk-In Closet
Bedroom
Furnace/Utility Room

Second
Basement
Basement

7`0" x 7`0"
10`10" x 13`6"
19`6" x 13`5"

4pc Bathroom
Storage
Other

Legal/Tax/Financial

Basement
Basement
Basement

4`11" x 9`5"
8`10" x 3`8"
37`8" x 24`10"

Title:
Fee Simple
Legal Desc:

9211779

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this exceptional 4-bedroom, 3.5-bathroom home located in the prestigious NW community of The Hamptons. Offering 2,334 sq. ft. of thoughtfully designed living space on the top 2 levels. This property combines functionality, comfort, and room to grow. The moment you enter, you'll appreciate the open and inviting floor plan, perfect for both relaxed family living and entertaining guests. The heart of the home is the spacious kitchen with an adjacent dining area, ideal for both casual family meals and formal dinner gatherings. Step outside, and you'll find a beautifully maintained, fully fenced backyard that backs onto a peaceful green space. The south-facing orientation ensures plenty of natural light and warmth throughout the day. With a walk-up basement leading directly onto the south backyard, it's an ideal setup for seamless indoor-outdoor living. This pie-shaped lot is tucked away on a quiet cul-de-sac, offering both privacy and a peaceful setting. The partially finished basement presents the perfect opportunity to customize the space to your needs, whether you're looking to add a recreation room, home office, or additional bedrooms. Meticulously maintained by its original owners, this home is ready for your personal touch and design updates to make it truly your own. Some of the many features include a fully finished double attached garage that is insulated, drywalled and painted, jetted tub and large shower in the ensuite, oak paneling going up the open staircase and bookcases in the huge family room. The Hamptons community offers a wealth of amenities including golf, tennis courts, scenic walking and biking paths, and a clubhouse. With schools nearby and shopping conveniences just a short drive away, this home provides the best of both lifestyle and location. Don't miss your chance to make this beautiful Hamptons property your forever home.

Inclusions:
Property Listed By:

**All appliances in "as is condition"
Real Broker**

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













