



THE
A-TEAM

**RE/MAX
FIRST**

67 HAMPTONS Heath, Calgary T3A 5E7

MLS®#: **A2162688** Area: **Hamptons** Listing Date: **09/05/24** List Price: **\$888,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,252 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Front Yard,Garden**
 Park Feat: **Double Garage Attached**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Tile**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard,Rain Barrel/Cistern(s)**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Track Lighting,Vinyl Windows**
 Utilities:

Construction: **Brick,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 14`9"	Dining Room	Main	11`3" x 11`2"
Kitchen	Main	15`1" x 17`0"	Family Room	Main	20`2" x 13`7"
Office	Main	10`1" x 9`9"	Sunroom/Solarium	Main	19`7" x 10`11"
2pc Bathroom	Main	5`1" x 5`7"	Bedroom - Primary	Second	12`6" x 15`10"
Bedroom	Second	9`6" x 12`11"	Bedroom	Second	9`4" x 12`7"
4pc Bathroom	Second	8`9" x 5`1"	4pc Ensuite bath	Second	6`4" x 15`8"

Bedroom	Lower	13`10" x 16`2"	Office Legal/Tax/Financial	Lower	19`11" x 12`0"
----------------	--------------	-----------------------	--------------------------------------	--------------	-----------------------

Title: Fee Simple	Zoning: R-C1	Remarks			
Legal Desc:	9212496				

Pub Rmks: **Open House Sat and Sun 2-4 PM. Welcome to Your Elegant and Sophisticated Home in the Prestigious Hamptons Golf Course Community. This impeccably maintained two-story residence offers over 2,800 square feet of luxurious living space. From the moment you enter, you will be captivated by the vaulted ceilings and rich, solid Brazilian mahogany hardwood floors that grace the open living and dining rooms. The kitchen is a chef's dream, featuring premium granite countertops, custom solid white maple cabinetry, and a large center island. White appliances add a touch of classic elegance, while a massive side cabinet provides ample storage. Adjacent to the kitchen is an open-concept family room, complete with a cozy gas fireplace, perfect for entertaining or enjoying a quiet evening with family. The main floor includes a convenient home office and a stylish half bathroom. Upstairs, the grand primary bedroom is a true retreat, showcasing custom crown mouldings, a spacious walk-in closet, and a luxurious spa-like ensuite. The ensuite bathroom boasts a double vanity, a stunning glass shower with dual shower heads, and in-floor heating for ultimate comfort. Two additional bedrooms and a full 4-piece bathroom complete the upper level. One of the standout features of this home is the custom-built sunroom, offering three-season outdoor living space. The sunny west-facing backyard features a beautifully designed, round composite patio, providing the perfect setting for outdoor dining and entertaining. The backyard also features a rock garden for a more environmentally friendly and low-maintenance yard. This home has been extensively renovated and upgraded over the years. It includes a durable concrete tile roof. In April 2021, a high-efficiency Lennox furnace and GENERALAire humidifier were installed. Newer double and triple-pane vinyl windows throughout, including three Pilkington Sycamore textured glass panes, ensure both beauty and energy efficiency. This home is located within walking distance of the school and an ample green space. Don't miss the opportunity to make this exceptional home yours. Schedule a viewing today!**

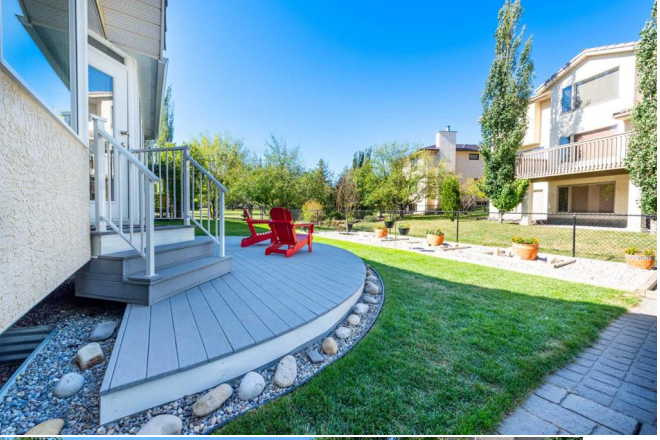
Inclusions: **Rain Barrel in Back Yard, sofa and armchair in the sunroom**

Property Listed By: **CIR Realty**

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











67 Hamptons Heath NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2152.44 sq ft



Main Floor
Exterior Area 1500.24 sq ft

1st Floor
Exterior Area 622.20 sq ft

Basement (Below Grade)
Exterior Area 1283.23 sq ft