

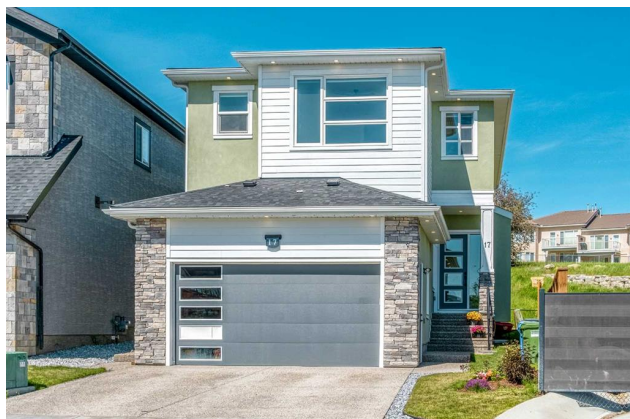


THE
A-TEAM

**RE/MAX
FIRST**

17 HAMPSTEAD Mews, Calgary T3A 2Z5

MLS® #: **A2162896** Area: **Hamptons** Listing Date: **09/05/24** List Price: **\$1,238,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,380 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,824**
 Low Sqft:
 Ttl Sqft: **2,824**

DOM

13
Layout
 Beds: **5 (4 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Cooktop,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|------------------|----------|----------------|
| Living Room | Main | 11`3" x 9`9" | Family Room | Main | 13`10" x 12`7" |
| Kitchen | Main | 12`10" x 10`3" | Spice Kitchen | Main | 9`8" x 7`0" |
| Dining Room | Main | 11`7" x 8`10" | Bonus Room | Upper | 10`10" x 9`6" |
| Bedroom - Primary | Upper | 13`10" x 13`3" | Bedroom | Upper | 15`3" x 12`5" |
| Bedroom | Upper | 12`2" x 11`5" | Bedroom | Upper | 12`2" x 10`1" |
| Game Room | Basement | 20`1" x 16`5" | Kitchenette | Basement | 10`2" x 8`1" |
| Bedroom | Basement | 15`10" x 9`8" | 5pc Ensuite bath | Upper | 0`0" x 0`0" |

4pc Ensuite bath
4pc Bathroom
2pc Bathroom

Upper
Main
Basement

0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

5pc Bathroom
4pc Ensuite bath

Upper
Basement

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2011459

Zoning:
R-2

Remarks

Pub Rmks:

Discover this stunning custom-built 2 Storey Home in the desirable community of Hamptons Enclave, only 2 years old, boasting 4+1 Beds, 5.5 Baths, and 3959 sq. ft. of luxurious living space. Situated with no rear neighbors, green space behind and fronting onto the Park area, features a separate entrance for lower level. | Sunny East facing Front Exposure | 10 feet High ceiling on the Main & 9 feet ceiling on Upper Level | 2 Ensuite Baths on the Upper Level & 1 Ensuite Bath in the Basement | Newly Finished Basement | Heated & Insulated Double Attached Garage | *CHECK OUT THE 3D VIRTUAL TOUR***| Upon entering, you're welcomed by a spacious Foyer and 10 feet ceilings, and luxury engineering hardwood flooring throughout the Main floor. The Living room includes a mirrored feature wall that enhances the sense of space. The open layout seamlessly connects the Kitchen, Family room and Dining area. The gourmet Kitchen is equipped with a large center island with quartz countertops, an eating bar, stylish backsplash tiles, stainless steel appliances (electric cooktop, twin built-in ovens), and ample soft-closing cabinets. Adjacent is a convenient spice Kitchen with a gas stove, sink, and separate ventilation, ideal for cooking enthusiasts and large families. The formal Family room features an electric fireplace set, flowing into the Dining room and out to the Deck with a gas hookup, perfect for outdoor gatherings. The main floor also includes a Mudroom with built-in bench and closet, as well as a 4 pc Bath with quartz countertops and standing shower. Upstairs, enjoy 9' ceilings throughout. A Bonus room offers built-in counters and floating shelves, ideal for relaxation or work. The Master Retreat is spacious with a large walk-in closet featuring built-in drawers, and a luxurious 5 pc Ensuite with a double vanity, freestanding soaker tub, and steam shower. Three additional generously sized Bedrooms, one with a featured wall and walk-in closet with window with a 4 pc Ensuite. A 5 pc Bath and a convenient Laundry room with a sink complete this floor. The newly finished Basement boasts a large Rec room suitable for a second Living and Dining area, a summer Kitchen with quartz counters, an eating bar, and built-in cabinets and drawers. The fifth Bedroom includes a walk-in closet with organizers and a 4 pc ensuite. A half Bath and a separate entrance to the front yard add to the basement's functionality. Outside, enjoy the Landscaped Backyard overlooking green space, perfect for outdoor activities and relaxation. The Hamptons offers an exceptional lifestyle with hiking trails, bicycle pathways, golfing, and natural surroundings right at your doorstep. Close to parks, public transportation, The Hamptons School, Tom Baines School, golf clubs, supermarkets, and with easy access to Stoney Trail, this location is ideal for families seeking convenience and tranquility. Schedule your showing today and experience Hamptons living at its finest!**

Inclusions:
Property Listed By:

N/A
Jessica Chan Real Estate & Management Inc.

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