



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**84 SOUTHAMPTON Drive, Calgary T2W 0T8**

MLS® #: **A2164645**

Area: **Southwood**

Listing Date: **09/11/24**

List Price: **\$884,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,440**

Low Sqft:

Ttl Sqft: **1,440**

Lot Information

Lot Sz Ar: **6,975 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Street Lighting**  
Park Feat: **Concrete Driveway,Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Vaulted Ceiling(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 19`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 12`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 8`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>12`2" x 7`6"</b>
<b>Great Room</b>	<b>Lower</b>	<b>22`1" x 10`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`2" x 11`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 12`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 6`3"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`6" x 13`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`10" x 9`5"</b>
<b>Storage</b>	<b>Lower</b>	<b>13`0" x 8`0"</b>

4pc Bathroom  
4pc Bathroom

Main  
Lower

4pc Ensuite bath

Main

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**403HT**

Remarks

Pub Rmks:

**Estate style home in Southwood! Where new meets old! This home has been redone to the highest standard! Re-engineered structural, new electrical, new mechanical, new outside building envelope and driveway, all new windows, new exterior doors and that's just what you can't see! Walk through an 8' door to an absolutely show stopper front entry! From there you'll take one glance into the main living area and fall in love. This Main floor will take your breath away with its simple elegance! Modern lighting, classic white kitchen, new stainless appliances, vinyl flooring, vaulted ceilings, new oversized windows and yet this stunning re-aged wood burning fireplace to add just the right amount of warmth while entertaining. Down the hall you'll find the Master bedroom with 4pc ensuite, huge walk-in closet and attached laundry like modern homes. Also another bedroom and beautiful 4pc bath. Downstairs the modern continues with a MASSIVE family room. Posts were eliminated by re-engineering the beams both upstairs and down opening up the home to so many more options for room layout. Again another wood burning fireplace add the warmth needed while enjoy the space. There is another 2 bedrooms in the lower level with one having entrance to the outside back yard. Finishing off the basement is a third 4pc bathroom, storage and a brand new mechanical bringing this home into a 2022 standard and efficiency of living. Minutes from Elbow Trail then a straight shot to downtown makes any commute simple. Close to schools and major shopping centres is also a plus as well. This home is truly brand new on original studs! You will be sure to enjoy! Thanks**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Landan Real Estate**

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











