



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**232 HAMPSHIRE Place, Calgary T3A4Y7**

MLS®#: **A2165738**      Area: **Hamptons**      Listing Date: **09/14/24**      List Price: **\$999,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **7,803 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,817**  
 Low Sqft:  
 Ttl Sqft: **1,817**

DOM  
**5**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,Landscaped,Level,Many Trees,Pie Shaped Lot,Treed**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Garden,Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`8" x 5`8"	Mud Room	Main	5`11" x 3`7"
Living Room	Main	13`1" x 14`0"	Kitchen	Main	13`6" x 13`4"
Dining Room	Main	10`11" x 8`8"	Bedroom - Primary	Main	15`11" x 15`9"
Walk-In Closet	Main	9`3" x 4`5"	5pc Ensuite bath	Main	13`11" x 12`11"
4pc Ensuite bath	Main	4`11" x 8`6"	Bedroom	Main	12`4" x 9`9"
Bedroom	Main	12`4" x 9`11"	Media Room	Basement	19`6" x 33`10"

<b>Storage</b>	<b>Basement</b>	<b>2`11" x 6`1"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 10`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`0" x 10`7"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`9" x 28`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`1" x 4`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>18`10" x 12`4"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **9011790**

Remarks

Pub Rmks: **Welcome to your dream bungalow in the prestigious Hamptons! This rare find offers over 3300 SQ FT. of fully developed beautifully designed living space, boasting 3 bedrooms on the main floor, plus 2 additional bedrooms in the basement, an exceptional feature for bungalows in this area. Step into the heart of the home, where VAULTED ceilings and rich hardwood floors create an inviting atmosphere, complemented by a cozy sunken living room perfect for relaxation or hosting. Adjacent to the living room is a spacious dining area that flows seamlessly into the kitchen, offering plenty of cabinet and counter space, an island, and a convenient eating bar. Just beyond, the breakfast nook is surrounded by windows, offering serene views of your private, maturely landscaped backyard, a true retreat with ample privacy and a generous deck for outdoor enjoyment. The master suite on the main floor is a peaceful sanctuary with a walk-in closet and full ensuite, while two generous additional bedrooms and a full bathroom complete the main level. A beautiful wood panelled curved staircase leads you to the WALKOUT basement, where you'll find 2 more bedrooms, a large family room featuring a cozy corner brick fireplace, a wet bar for entertaining, a full bathroom, laundry, and plenty of storage space. Situated on a quiet PIE - SHAPED lot with SW back exposure in a CUL-DE-SAC, this home is the epitome of prime location. The OVERSIZED garage can accommodate a car lift with its special oversized door and side control opener, perfect for car enthusiasts. You'll be moments away from the Hamptons Golf Course, top rated schools, neighbourhood shopping, and beautiful walking paths and parks. With easy access to the University of Calgary, Crowfoot Centre, LRT, hospitals, and downtown, everything you need is close by. Plus, the home's AC ensures comfort year-round, and a brand-new hot water tank adds to its appeal. This is a home filled with possibilities—don't miss out on making it your own!**

Inclusions: **All furniture is negotiable**  
 Property Listed By: **eXp Realty**

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













