



THE
A-TEAM

**RE/MAX
FIRST**

289 HAMPSTEAD Road, Calgary T3A 6G4

MLS®#: **A2167443**

Area: **Hamptons**

Listing Date: **09/20/24**

List Price: **\$1,049,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **5,198 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,285**
Low Sqft:
Ttl Sqft: **2,285**

DOM

61
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed**

Park Feat:

Concrete Driveway,Double Garage Attached,Driveway,Enclosed,On Street

Utilities and Features

Roof: **Cedar Shake,Shake,Wood**

Heating: **High Efficiency**

Sewer:

Ext Feat: **Garden,Private Entrance,Private Yard**

Construction:

Concrete,Stucco

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Bookcases,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	11`4" x 4`11"
Family Room	Main	17`0" x 13`1"
Dining Room	Main	10`0" x 9`7"
Laundry	Main	7`6" x 8`5"
5pc Ensuite bath	Second	10`7" x 10`5"
Bedroom - Primary	Second	13`0" x 13`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`6" x 11`7"
Kitchen	Main	11`6" x 12`3"
2pc Bathroom	Main	5`11" x 4`4"
Bedroom - Primary	Second	12`8" x 15`5"
Walk-In Closet	Second	5`1" x 9`2"
3pc Ensuite bath	Second	5`4" x 12`10"

Walk-In Closet	Second	7`10" x 10`0"	Bedroom	Second	10`2" x 11`2"
4pc Bathroom	Second	8`4" x 4`11"	Bedroom	Second	10`8" x 11`0"
Walk-In Closet	Second	6`4" x 3`0"	Bedroom	Basement	13`3" x 10`5"
Bedroom	Basement	9`8" x 9`6"	Kitchenette	Basement	13`6" x 12`9"
Game Room	Basement	13`3" x 16`1"	3pc Bathroom	Basement	4`11" x 8`11"
Laundry	Basement	5`6" x 3`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **9912911**

Remarks

Pub Rmks: **In the Prestigious Golf Course Community " The Hamptons " We Offer you an Extensively Renovated House with 3161 Sq Feet Of Living Space including 4 Bedrooms (2 Masters), 3.5 washrooms, Separate Living And Family Room, New Kitchen with brand new Stainless Steel Appliances and Quartz Countertops , New Washrooms, New Flooring, New Carpet, New Lighting Fixtures, Fresh Paint, Fresh Exterior Paint , 14 ft x 14 ft deck overlooking massive backyard + Brand New 2 Bedrooms Basement Suite(Illegal) with separate entrance and separate laundry .Enjoy the convenience of walking distance to CO-OP, Superstore, Starbucks and all other amenities, ensuring all your daily needs are within easy reach and with convenient access to Stoney Trail and Beacon Hills Costco commuting and running errands is a breeze. Do Not forget to check out 3D Tour.**

Inclusions: **N/A**
 Property Listed By: **Greater Property Group**

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











