



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 HAMPSTEAD Mews, Calgary T3J 2Z5**

MLS®#: **A2171919**      Area: **Hamptons**      Listing Date: **10/11/24**      List Price: **\$1,589,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2021**      Abv Sqft: **3,217**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,499 sqft**      Ttl Sqft: **3,217**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **6 (5 1 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Few Trees**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Granite,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garburator,Gas Stove,Microwave,Washer/Dryer,Water Purifier**  
 Int Feat: **Bar,Central Vacuum**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`8" x 7`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 16`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 11`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`2" x 10`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>29`11" x 25`2"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`11"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>6`0" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>12`0" x 17`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`5" x 8`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2011459**

Remarks

Pub Rmks:

**Stunning Two-Story Custom Home - 3,217 sq ft, 6 Beds, 5 Baths** Welcome to this breathtaking, custom-built two-story home that spans over 3,217 sq ft and is designed to offer the perfect blend of luxury, comfort, and functionality. This 6-bedroom, 5-bathroom masterpiece boasts a wide range of high-end features, making it an ideal space for families to live and entertain. Main Floor - Spacious living room and family room with a double-sided fireplace that divides the two areas, creating a warm and inviting atmosphere. Elegant dining room, perfect for family meals and gatherings. Custom kitchen with premium KitchenAid appliances, including a gas stove, double-door fridge, and dishwasher. The kitchen also features beautiful granite countertops and an abundance of cabinet storage, including a separate spice kitchen for culinary adventures. Upgraded plumbing and lighting fixtures throughout. Mudroom entrance from the attached double garage for added convenience and storage. Upper floor-Master bedroom with a stunning 5-piece ensuite, including a soaking tub by the window, offering breathtaking views. The ensuite also features heated floors and a walk-in closet with generous storage space. Two additional bedrooms share a 3-piece bathroom with a bathtub .A large bonus area upstairs, perfect for a game room, lounge, or entertainment space. Laundry room with a full-sized washer and dryer, conveniently located on the upper floor. Basement - Finished basement includes an additional bedroom with a walk-in closet and a full, custom bathroom. Expansive recreation area perfect for a home theater or play area. Wet bar for ultimate relaxation and hosting. Large windows and a walkout to the beautifully landscaped backyard, complete with an irrigation system and fencing. Additional features -Central A/C for year-round comfort. Glass stair railing for a modern touch. Security cameras for peace of mind. The Hamptons provides an unparalleled lifestyle with scenic hiking trails, bike paths, golf courses, and beautiful natural surroundings right outside your door. Conveniently located near parks, public transportation, The Hamptons School, Tom Baines School, CJP school , Church hills high school golf clubs, and shopping centers, with quick access to Stoney Trail and Shaganappi trail, this neighborhood is perfect for families looking for both convenience and peace. Don't miss the chance to experience the best of Hamptons living - book your showing today!

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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

























