



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**295 HAMPTONS Drive, Calgary T3A 5W2**

MLS®#: **A2172413**

Area: **Hamptons**

Listing Date: **10/17/24**

List Price: **\$883,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **6,060 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,257**

Low Sqft:

Ttl Sqft: **2,257**

DOM

**12**

Layout

Beds: **5 (4 1 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Irregular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Wood**  
Heating: **Central,Fireplace(s)**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

Construction: **Stucco**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`3"
Family Room	Main	16`0" x 23`1"
Kitchen	Main	17`1" x 14`1"
Living Room	Main	16`9" x 15`10"
Pantry	Main	4`1" x 3`4"
4pc Ensuite bath	Second	10`11" x 11`10"
Bedroom	Second	10`2" x 10`9"
Walk-In Closet	Second	6`6" x 14`5"
Bedroom	Basement	11`5" x 8`11"
Storage	Basement	9`7" x 5`11"
Furnace/Utility Room	Basement	13`6" x 22`10"

Room	Level	Dimensions
Dining Room	Main	10`0" x 6`0"
Foyer	Main	6`11" x 6`2"
Laundry	Main	6`1" x 9`6"
Bedroom	Main	10`8" x 10`10"
4pc Bathroom	Second	9`0" x 8`0"
Bedroom	Second	11`0" x 14`5"
Bedroom - Primary	Second	12`10" x 14`11"
Walk-In Closet	Second	3`7" x 6`2"
Game Room	Basement	30`0" x 22`7"
Storage	Basement	4`4" x 6`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9710079**

Zoning: **R-CG**

Remarks

Pub Rmks: **\*\*\*Open house: 1 - 3 PM on Saturday, Oct 26\*\*\* Welcome to this beautiful home in one of the most desirable neighborhoods. This elegant property features a walkout basement with a bedroom, offering versatile options for extra living space or potential rental income. The main floor impresses with an open-concept layout and soaring high ceilings in both the front entrance and living room, creating a bright and spacious atmosphere. A highlight of the home is the upgraded aluminum railing paired with a stunning spiral staircase, elegantly leading you upstairs. The master suite boasts a spacious walk-in closet and an ensuite with a soaking tub and separate shower. Newly Upgrades include washer and dryer (2023) and hot water tank (2020). Situated on a corner lot, this home enjoys extra sunlight and added privacy, while only requires shoveling of one sidewalk. Located near parks, playgrounds, and a shopping center, it offers a perfect balance of convenience and tranquility. With easy access to Stoney Trail, Shaganappi Trail, and Sarcee Trail, commuting is a breeze. The Hamptons area provides access to some of Calgary's top schools, including Captain John Palliser School (Montessori K-6), Tom Baines School (6-9), and Sir Winston Churchill High School with IB programs (10-12). This property presents outstanding value, whether as an investment or a family home—don't miss your chance to make it yours!**

Inclusions: **N/A**  
 Property Listed By: **Homecare Realty Ltd.**

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











