

181 HAMPTONS Green, Calgary T3A 5A8

	173307 tive	Area: County:	Hamptons Calgary	Listing Date: Change:	10/16/24 None		\$1,025,000 n:Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Detached Calgary 1993 6,942 sqft Backs on to Park/Gre Behind,Landscaped, Double Garage Attac	Street Lighting,Vie	1,809 1,809 Lot,Fruit Trees/Shru ews	DOM 2 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz: b(s),Front Yard,Garde	3 (2 1) 3.0 (3 0) Bungalow 2 2 2
						Utilities and Feature	S			
Roof: Heating: Sewer: Ext Feat:	• • • •	lar Shake Construction: aplace(s),Forced Air,Natural Gas Brick,Stucco hting,Private Yard Carpet,Hardwood,Laminate Water Source: Fnd/Bsmt: Poured Concrete								
Kitchen Appl: Int Feat:	tchen Appl: Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Trash Compactor, Washer, Window Coverings t Feat: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)								ng Home,Open	
Utilities:						Room Information				
Room Living Room Dining Room Bedroom - Prin Bedroom Den	mary	<u>Level</u> Main Main Main Main Main		Dimension 16`11" x 1 10`9" x 10 18`5" x 1 12`10" x 1 10`11" x 1	14`8" D`8" 1`11" 10`0"	<u>Room</u> Kitchen Breakfas 4pc Ensu Foyer Mud Roo	iite bath	<u>Level</u> Main Main Main Main Main	14 11 9` 8'	mensions \`0" x 11`9" .`0" x 10`0" 3" x 9`1" 10" x 6`1")`1" x 3`0"

Laundry	Basement	25`0" x 17`4"				
		Legal/Tax/Financial				
Title: Fee Simple Legal Desc:	9111768	Zoning: R-CG Remarks				
Pub Rmks: Inclusions: Property Listed By:	Remarks Welcome to this meticulously maintained, air conditioned, walkout bungalow in the prestigious community of the Hamptons, backing onto a beautiful ravine with walking paths. The home is located within minutes of amenities including schools, multiple parks, tennis courts, a golf course, transportation, and much more. This home has great curb appeal with beautiful landscaping. Upon entry, you are met with a bright and open floor plan with soaring 13ft vaulted ceilings, skylights and large windows throughout. Just off of the main entry is a den, perfect for a home office. The main entry leads into a formal dining area, great for hosting friends an family. The large living room boasts a cozy gas fireplace with built-ins and windows with beautiful views of the ravine. The living room opens to a gourmet kitchen, equipped with a breakfast bar, stainless steel appliances, and an abundance of cabinet space. A breakfast nook is found just off of the kitchen with a door leading out to the West facing balcony overlooking the ravine. The primary bedroom is a true retreat with vaulted ceilings and good sized walk in closet. The spa-like 4 piece ensuite comes equipped with a beautiful jetted tub and ample countertop space. The main floor is complete with a good sized second bedroom and a 4 piece main bathroom as well as a mudroom that leads out to the oversized double attached garage. The fully finished walkout basement is the perfect place to entertain friends and family. The sizeable recreation room is adorned with a brick facing gas fireplace and a fully equipped wet bar. A rare third bedroom with a large walk in closet can be found in the basement. The additional den is great for another home office or hobby room. The basement is complete with a 3 piece main bathroom and a large laundry and utility room, updated with a newer hot water tank and 2 high efficiency furnaces. Doors lead out to a covered brick patio and West facing backyard with huge trees and underground sprinkler system. This home has been very well ta					

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