



THE
A-TEAM

**RE/MAX
FIRST**

50 HAMPSTEAD Circle, Calgary T3A 5P1

MLS®#: **A2173444**

Area: **Hamptons**

Listing Date: **10/18/24**

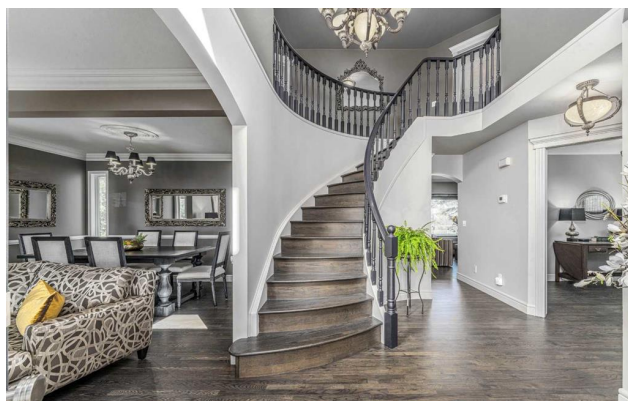
List Price: **\$999,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

Lot Information

Lot Sz Ar: **6,286 sqft**
Lot Shape:

DOM

33
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Cul-De-Sac,Garden,Landscaped,Pie Shaped Lot,Treed,Waterfall**
Park Feat: **Concrete Driveway,Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Metal,See Remarks,Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Storage**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,French Door,Granite Counters,Jetted Tub,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`8" x 16`5"
Living Room	Main	10`11" x 12`11"
Office	Main	11`11" x 7`11"
Bedroom	Second	13`3" x 9`9"
Bedroom	Second	14`10" x 10`11"
2pc Bathroom	Main	4`7" x 4`11"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`8"
Family Room	Main	14`3" x 11`11"
Bedroom - Primary	Second	13`11" x 12`11"
Bedroom	Second	10`1" x 10`6"
5pc Bathroom	Second	12`9" x 10`1"
4pc Bathroom	Second	8`5" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9510052

Remarks

Pub Rmks:

**** OPEN HOUSE this Sunday November 17th is CANCELLED** Welcome to this elegant and tasteful two-story stucco home in the esteemed community of The Hamptons. You'll find numerous expensive updates that enhance the home's appeal, including upgraded New Triple-Pane Windows 2020, New Dishwasher 2023, New Water Softener 2023, New Filtered Drinking Water System 2021, New Soffits & Fascia 2021, New Stucco Paint 2021, New Furnace 2016, and New Kasselwood Steel Shingles 2014 with transferable 50 year warranty, the list goes on and on. Spanning over 3200 developed square feet, this spacious residence offers plenty of room for the entire family boasting 4 bedrooms upstairs, 2.5 bathrooms, a main floor office/den, formal sitting and dining room, family room and large kitchen with breakfast nook that provides easy access to a large deck perfect for bbqing and hosting guests. Let's not forget about the main floor laundry and finished basement which currently serves as a recreational room, home gym and tons of storage which could easily be converted to add additional bedrooms. Year round you'll enjoy a beautifully treed and landscaped, low maintenance, large pie shaped, private yard that features underground sprinklers with one of a kind, custom built waterfall and pond. It truly feels like you're in the forest while standing in the yard or upstairs having a bath in the primary spa-like en suite. This meticulously maintained home features a host of modern updates and is surrounded by a wealth of amenities, making it a true gem in a prime location. Just minutes from parks, playgrounds, tennis courts, and a lively hockey rink, Hamptons residents enjoy a lifestyle rich in outdoor recreation and leisure. Golf enthusiasts will appreciate the proximity to the Hamptons Golf Club and commuting is convenient with easy access to Shaganappi and Stoney Trails, providing seamless connectivity to nearby destinations and city amenities, including schools and shopping centers. The house is home to the original owner and has been kept in a pristine condition, ensuring an exceptional and heightened living experience like no other. Don't miss the opportunity to own a turn-key home that will provide abundant space for your growing families and guests .in a very safe and mature neighborhood, with award winning schools. You pay for what you get and this house comes worry free for decades to come. You have to see it to believe it, so don't wait, call now and schedule your private viewing today!**
TV Wall Mounts (2), Pool Table plus accessories, Basement Refrigerator & Stand Up Freezer
Real Broker

Inclusions:
Property Listed By:

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



