

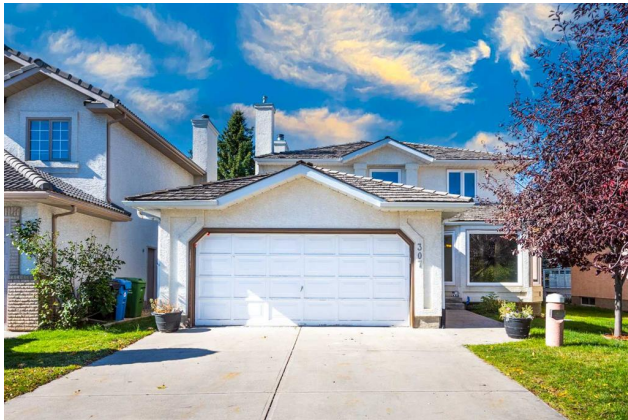


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 HAMPTONS Mews, Calgary T3A 5B2**

MLS®#: **A2173790**      Area: **Hamptons**      Listing Date: **10/18/24**      List Price: **\$850,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **5,371 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,090**  
 Low Sqft:  
 Ttl Sqft: **2,090**

DOM

**4**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Lawn,Landscaped,Level,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer: **Public Sewer**      Water Source: **Public**  
 Ext Feat: **Lighting,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,See Remarks,Track Lighting,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`8"	Bedroom	Main	11`1" x 10`3"
Dining Room	Main	15`9" x 6`11"	Family Room	Main	16`2" x 12`1"
Foyer	Main	8`7" x 7`5"	Kitchen	Main	14`11" x 16`1"
Laundry	Main	5`8" x 3`0"	Living Room	Main	12`11" x 15`7"
4pc Bathroom	Second	8`8" x 8`11"	4pc Ensuite bath	Second	10`11" x 10`1"
Bedroom	Second	10`9" x 11`7"	Bedroom	Second	9`9" x 13`3"

Bedroom - Primary  
3pc Bathroom  
Game Room  
Furnace/Utility Room

Second  
Basement  
Basement  
Basement

12`0" x 14`10"  
6`1" x 7`11"  
30`1" x 18`7"  
8`2" x 17`6"

Walk-In Closet  
Bedroom  
Storage

Second  
Basement  
Basement

5`5" x 6`0"  
12`6" x 12`6"  
26`0" x 7`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9111768**

Zoning:  
**R-CG**

Remarks

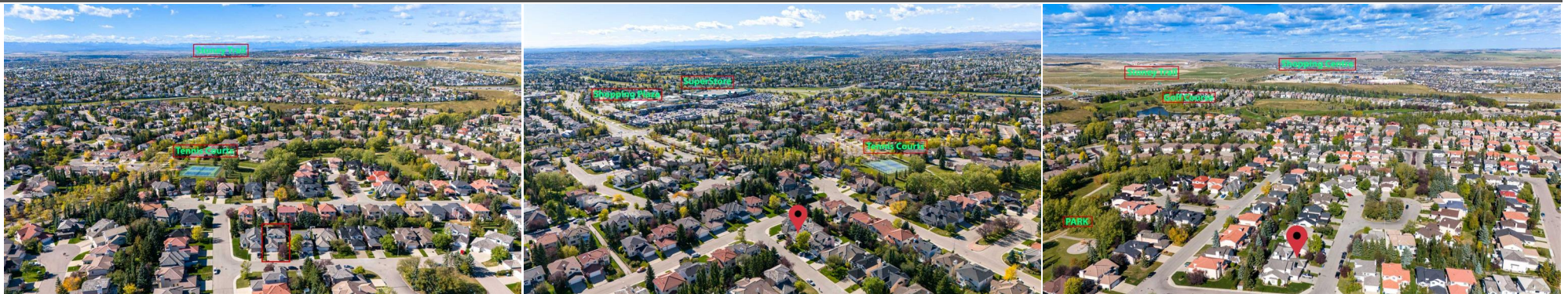
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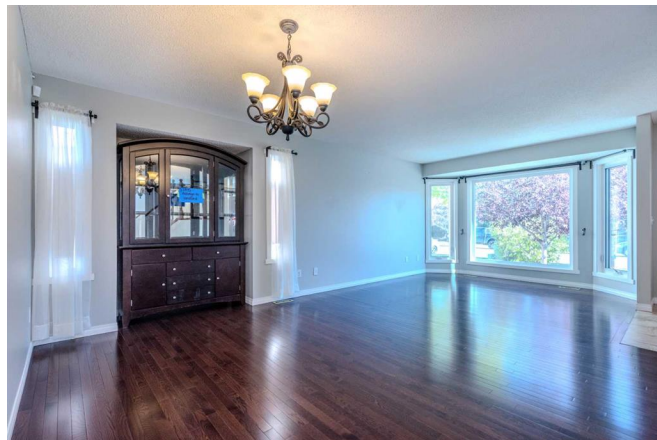
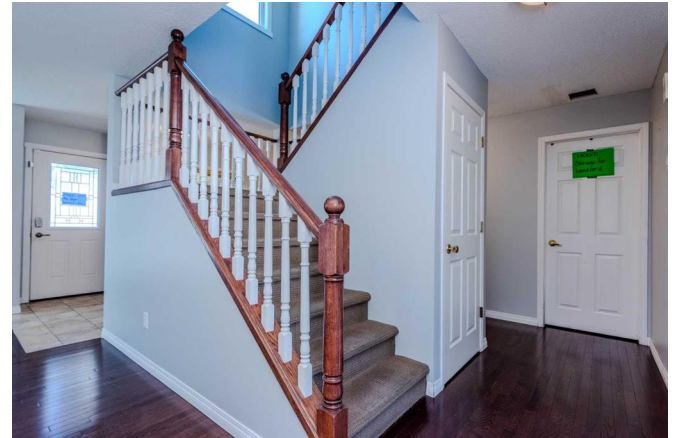
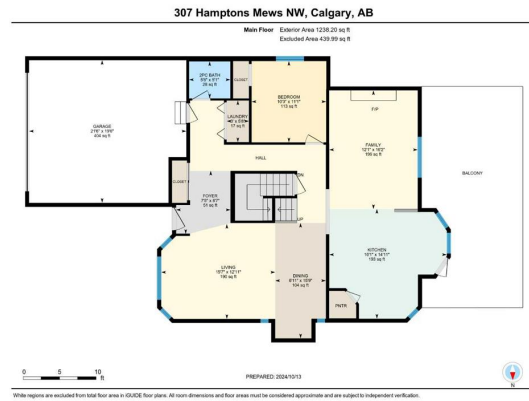
**Welcome to Hamptons Mews, nestled on a quiet and peaceful street in the highly desirable community of Hamptons. This charming 2-storey home offers a functional layout, featuring rich espresso hardwood flooring nearly throughout the main level and the bedrooms upstairs. The main floor boasts a spacious living and dining room, a cozy family room with a fireplace, and large west-facing windows that overlooks the picturesque backyard. The bright kitchen flows seamlessly onto a very large and maintenance-free deck, perfect for relaxing or entertaining on sunny summer days with its inviting west exposure. A versatile bedroom on the main floor can also serve as an office or den. Upstairs, you'll find the expansive primary bedroom complete with a large walk-in closet and a luxurious spa-like ensuite. The upper level also offers two additional bedrooms and a full bathroom, providing ample space for family or guests. The fully finished basement adds even more living space, featuring a generous bedroom, a family room, and a full bathroom. This home offers exceptional value with new triple-pane windows and a high-efficiency furnace, ensuring warmth and comfort during the winter months. Located close to great schools, shopping, and community amenities, this is an opportunity you don't want to miss. Make this fantastic home yours today!**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX Real Estate (Central)**

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







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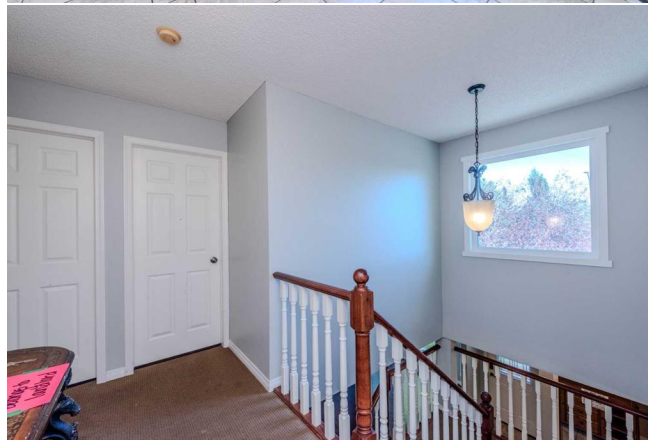
1st Floor Exterior Area 952.93 sq ft

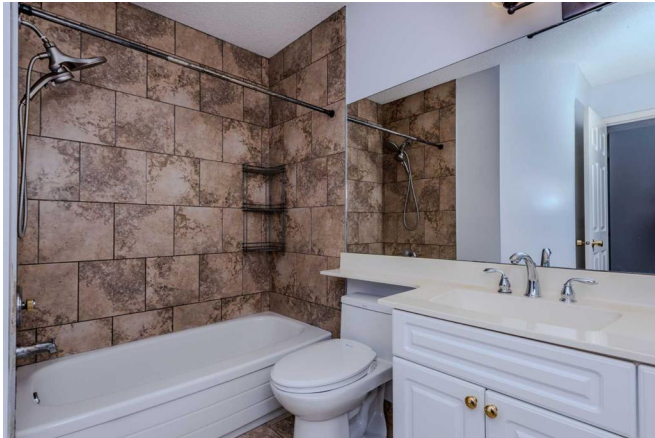


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PREPARED: 2004/10/13

Walls require to be excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







307 Hamptons Mews NW, Calgary, AB

Basement (Below Grade) Exterior Area 1112.24 sq ft



PREPARED: 2024/10/13

White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

