



THE
A-TEAM

**RE/MAX
FIRST**

22 HAMPTONS Close, Calgary T3A6B6

MLS® #: **A2176535**

Area: **Hamptons**

Listing Date: **10/31/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **2,917**

Low Sqft:

Ttl Sqft: **2,917**

Lot Information

Lot Sz Ar: **7,416 sqft**

Lot Shape:

DOM

33

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s)**

Int Feat: **Built-in Features,High Ceilings,Recessed Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
Bedroom	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
5pc Ensuite bath	Second	3`3" x 3`3"	3pc Bathroom	Second	3`3" x 3`3"
4pc Bathroom	Basement	3`3" x 3`3"	2pc Bathroom	Main	3`3" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9910644

Remarks

Pub Rmks:

Judicial Sale. Nestled in the heart of an exclusive estate-style community, this exquisite 2,900 sq ft home is a rare find for those seeking luxury and leisure. Located on a coveted corner lot, this property offers the perfect blend of elegance, comfort, and convenience. Featuring four spacious bedrooms and four pristine bathrooms, this home is designed to accommodate family living with ease. Each bedroom is generously sized, offering ample space for relaxation and personalization. The master suite is a true retreat, complete with a sumptuous en-suite bathroom and a large walk-in closet. Golf enthusiasts will be thrilled with the home's proximity to an excellent golf course, providing instant access to manicured fairways and picturesque greens. Imagine waking up on Saturday mornings, grabbing your clubs, and heading out to the course just minutes from your doorstep. The home's open-concept layout is ideal for both entertaining and everyday living. The gourmet kitchen, equipped with state-of-the-art appliances and elegant granite counter tops & Cherry Cabinets, seamlessly flows into the dining and living areas, creating a perfect setting for gatherings with family and friends. Large windows throughout the home flood the spaces with natural light, enhancing the beauty of its upscale design. Step outside to discover a beautifully landscaped yard, offering tranquil spots for outdoor relaxation or hosting al fresco dinner parties. The corner lot provides both privacy and a sense of grandeur, making this property a standout within the high-end neighborhood. This home is not just a residence but an investment in a lifestyle marked by luxury and convenience. Whether you're investing, upsizing, or seeking to elevate your living experience, this spectacular property near the golf course presents a unique opportunity to own a piece of paradise. Don't miss the chance to make it yours!

Inclusions:
Property Listed By:

N/A
eXp Realty

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

