

8 HAMPTONS Place, Calgary T3A 6B8

A2176722 11/02/24 MLS®#: Area: Hamptons Listing List Price: **\$1,225,000**

Status: **Active** Calgary County: Change: +\$26k, 20-Dec Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2004 Lot Information

Lot Sz Ar: Lot Shape:

Residential Calgary

Finished Floor Area Abv Saft: Low Sqft:

5,737 sqft Ttl Sqft:

2.679

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

2,679

49

Ttl Park: 4 2 Garage Sz:

5 (32)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Garden, Landscaped Park Feat: **Double Garage Attached, Oversized**

Utilities and Features

Roof: Clay Tile Construction:

Heating: **Forced Air**

Sewer:

Ext Feat: Garden

Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Int Feat: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Utilities: Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 19`10" x 13`11" **Dining Room** Main 13`0" x 8`9" **Living Room** Main 11`7" x 8`11" **Family Room** Main 14`11" x 14`0" **Bonus Room** Upper 19`8" x 12`5" **Living Room Basement** 21`7" x 18`1" Office Main 11'0" x 9'3" Laundry **Basement** 17`10" x 11`10" **Mud Room** 8`10" x 5`9" Other **Basement** 7`2" x 5`0" Main **Bedroom - Primary** Upper 17`3" x 14`6" **Bedroom** Upper 12`10" x 12`5" **Bedroom** Upper 11`11" x 11`0" **Bedroom Basement** 11`9" x 10`8"

Bedroom 2pc Bathroom 4pc Bathroom Basement Main Upper 13`1" x 11`10"

Walk-In Closet 3pc Bathroom 5pc Ensuite bath Legal/Tax/Financial Upper Basement Upper 11`0" x 4`11"

0'0" x 0'0"

Title: Zoning:
Fee Simple R-CG

Legal Desc: **9910644**

Remarks

Pub Rmks:

Welcome to this exquisite estate home located in the prestigious Hamptons community of Calgary. Nestled in a serene cul-de-sac, this immaculate residence offers over 3,600 sq.ft of luxurious living space, perfect for families seeking comfort and elegance. As you enter, you'll be greeted by an impressive open two-storey entryway that sets the tone for the rest of the home. You will love this floor plan! The main floor, which features a gourmet kitchen with upgraded counters and stainless steel appliances, seamlessly flows into a spacious living room which has an artistic fireplace feature, dining area, perfect for family gatherings and entertaining guests. Additionally the main level has an elegant formal dining room and front gathering area + large main level office that could be converted into a main level bedroom depending on your families needs. Upstairs, you will find three generous-sized bedrooms, including a luxurious primary that features his and her vanities, a deep soaker tub shower and large walk-in closet. A versatile bonus room, complete with a balcony, provides flexible space for a home office, playroom, or media room. The newly fully finished walk-out basement includes two additional bedrooms and a full bathroom, offering a private retreat for guests or extended family. This home has been maintained to the highest standards, ensuring a move-in ready experience. High-end finishes such as granite countertops, stainless steel appliances, and quality fixtures are found throughout. The professionally landscaped gardens enhance the beauty and tranquility of the property, providing a perfect setting for outdoor living. Located in a quiet cul-de-sac and featuring an oversized garage, this estate home offers both luxury and practicality. Additional features include air conditioning, radon mitigation, and numerous upgrades such as modern lighting, updated flooring, and enhanced storage solutions. This property is truly a rare find in one of Calgary's most sought-after communities.

Inclusions:

Property Listed By: Real Broker

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



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