



THE
A-TEAM

**RE/MAX
FIRST**

274 HAMPTONS Park, Calgary T3A 5A7

MLS®#: **A2176748**

Area: **Hamptons**

Listing Date: **11/14/24**

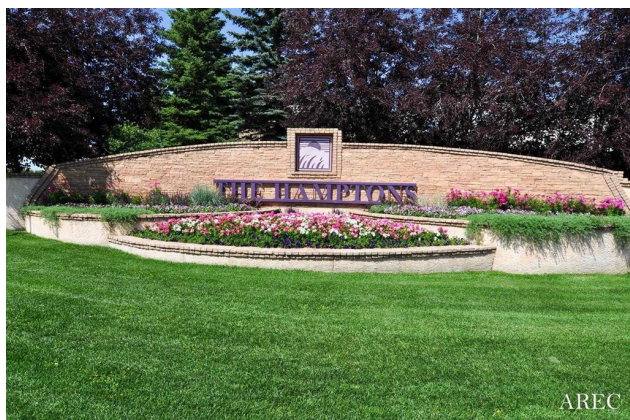
List Price: **\$800,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1992**

Lot Information
Lot Sz Ar: **7,685 sqft**
Lot Shape:

Access:
Lot Feat: **No Neighbours Behind**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,675**
Low Sqft:
Ttl Sqft: **1,675**

DOM

6
Layout
Beds: **2 (1 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Gray Water System,Other,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 9`11"
Kitchen With Eating Area	Main	19`11" x 12`10"
Den	Main	12`2" x 9`4"
Laundry	Main	8`3" x 5`11"
4pc Bathroom	Main	7`11" x 4`11"
Game Room	Lower	22`6" x 12`3"
Walk-In Closet	Lower	7`9" x 3`9"

Room	Level	Dimensions
Dining Room	Main	12`3" x 9`11"
Bedroom - Primary	Main	14`11" x 12`2"
Walk-In Closet	Main	6`1" x 4`2"
4pc Ensuite bath	Main	15`10" x 9`11"
Family Room	Lower	18`5" x 14`2"
Bedroom	Lower	12`7" x 11`10"
4pc Bathroom	Lower	7`7" x 7`0"

Title: **Fee Simple**
Legal Desc: **9111768**

Zoning: **R-CG**

Remarks

Pub Rmks: **** VERY spacious - bright & airy three bedroom villa, located in the highly sought after HAMPTONS Park Chateaux -- in the heart of this executive estate community. ** LOCATED a short walk to tennis courts, community parks & pathways, area shopping and an easy commute to several major traffic arteries. ** EASY to feel at home - as you step inside this beautiful home. ** FROM the cozy living room / dining room with beautiful vaulted ceilings & a two sided gas fireplace. ** AT the front door - you have a nice size den / office with custom built book shelves. ** THE kitchen is very bright and open with loads of cupboards, a centre - eating island, a corner pantry and an informal dining area overlooking a park like back yard area -- with access to the sunny west deck, with a gas hookup for the barbeque. It features vaulted ceilings, granite counter tops & a full compliment of appliances. ** AS you go down the short hall - there is a good size secondary bedroom and a full four piece bathroom. ** THEN the very spacious primary bedroom has a reading nook overlooking the park-like back yard area -- it has a spacious extensively renovated ensuite with large elegant step in shower, a large walk-in closet and custom built in linen cabinet. ** AT the back entrance - you have the full size washer and dryer and direct access to a good size garage. ** Downstairs opens up to a huge family games room with tons of natural light from the larger windows. -- The room features a beautiful rock faced gas fireplace, a good size TV with sound system. ** THE guest bedroom is a really good size with a huge walk-in closet - PLUS - there is another full size bathroom. ** TONS of storage and / or space for a hobby / craft room. ** WONDERFUL well maintained space up and down. ** CALL your favorite realtor and check-it-out ** OR come by the Open Houses - Saturday - and - Sunday!
Inclusions: **STAIR rail lift - can be re-installed.**
Property Listed By: **Real Broker****

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







