



THE
A-TEAM

**RE/MAX
FIRST**

289 HAMPSTEAD Road, Calgary T3A6G4

MLS® #: **A2181647** Area: **Hamptons** Listing Date: **11/30/24** List Price: **\$1,048,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **5,198 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,285**
 Low Sqft:
 Ttl Sqft: **2,285**

DOM

63
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,RV Hookup**

Construction: **Concrete,Manufactured Floor Joist,Post & Beam,Stucco**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`4" x 4`11"	Living Room	Main	11`6" x 11`7"
Family Room	Main	17`0" x 13`1"	Kitchen	Main	11`6" x 12`3"
Dining Room	Main	10`0" x 9`7"	2pc Bathroom	Main	5`11" x 4`4"
Laundry	Main	7`6" x 8`5"	Bedroom - Primary	Second	12`8" x 15`5"
5pc Ensuite bath	Second	10`7" x 10`5"	Walk-In Closet	Second	5`1" x 9`2"

Bedroom - Primary	Second	13`0" x 13`0"	3pc Ensuite bath	Second	5`4" x 12`10"
Walk-In Closet	Second	7`10" x 10`0"	Bedroom	Second	10`2" x 11`2"
Bedroom	Second	10`8" x 11`0"	4pc Bathroom	Second	8`4" x 4`11"
Walk-In Closet	Second	6`4" x 3`0"	Bedroom	Basement	13`3" x 10`5"
Bedroom	Basement	9`8" x 9`6"	Kitchenette	Basement	13`6" x 12`9"
3pc Bathroom	Basement	4`11" x 8`11"	Family Room	Basement	13`3" x 16`1"
Laundry	Basement	5`6" x 3`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **9912911**

Remarks

Pub Rmks: **In the Prestigious Golf Course Community " The Hamptons " We Offer you an Extensively Renovated House with 3161 Sq Feet Of Living Space including 4 Bedrooms (2 Masters), 3.5 washrooms, Separate Living And Family Room, New Kitchen with brand new Stainless Steel Appliances and Quartz Countertops , New Washrooms, New Flooring, New Carpet, New Lighting Fixtures, Fresh Paint, Fresh Exterior Paint , 14 ft x 14 ft deck overlooking massive backyard + Brand New 2 Bedrooms Basement Suite(Illegal) with separate entrance and separate laundry .Enjoy the convenience of walking distance to CO-OP, Superstore, Starbucks and all other amenities, ensuring all your daily needs are within easy reach and with convenient access to Stoney Trail and Beacon Hills Costco commuting and running errands is a breeze. Do Not forget to check out 3D Tour.**

Inclusions: **N/A**
 Property Listed By: **Greater Property Group**

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









