



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

**21**

Layout

Beds: **6 (4 2 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>11`4" x 4`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`0" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`6" x 8`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 10`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 15`5"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`1" x 9`2"</b>

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

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9912911**

Zoning: **R-CG**

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**









