



THE
A-TEAM

**RE/MAX
FIRST**

138 HAMPTONS Heights, Calgary T3A5S1

MLS®#: **A2184556**

Area: **Hamptons**

Listing Date: **12/27/24**

List Price: **\$1,199,999**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 08-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,538**
Low Sqft:
Ttl Sqft: **2,538**

DOM

14
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,950 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,City Lot,Close to Clubhouse,Fruit Trees/Shrub(s),Few Trees,No Neighbours Behind,Landscaped,Level,On Golf Course,Rectangular Lot

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Concrete,Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bar,Central Vacuum,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 5`1"
Dining Room	Main	12`10" x 8`8"
Kitchen	Main	13`11" x 13`0"
Office	Main	14`3" x 9`8"
5pc Bathroom	Upper	10`3" x 9`4"
Bedroom	Upper	11`0" x 14`11"
Bedroom - Primary	Upper	16`0" x 15`0"

Room	Level	Dimensions
Breakfast Nook	Main	11`6" x 8`7"
Family Room	Main	21`1" x 13`9"
Living Room	Main	11`0" x 13`9"
3pc Bathroom	Upper	7`1" x 7`7"
Bedroom	Upper	12`1" x 10`6"
Bedroom	Upper	14`3" x 12`0"
Walk-In Closet	Upper	6`4" x 7`7"

3pc Bathroom
Game Room

Basement
Basement

10`1" x 6`7"
33`11" x 22`0"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

11`4" x 10`8"
14`10" x 22`11"

Title:
Fee Simple
Legal Desc:

9710079

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to this astonishing 6 bed & 4 baths Morrison Homes built front garage family home in the vibrant community of Hamptons offering over 3,600 sqft of developed living space. This beautiful estate home has a MILLION dollars unobstructed views backing onto Hamptons GOLF COURSE, Shaganappi trail & Stoney Trail. The main level presents beautiful LVP flooring, updated light fixtures, renovated kitchen tastefully finished with Quartz countertops, stainless steel appliances & cozy dining area. Open to the Kitchen, is the living room anchored by a gas fireplace. An elegant, curved staircase leads to the second level that hosts 4 bedrooms & 2 full baths. The classic elegant french doors marking your way to the primary bedroom, boasting ample amount of living space, with a big ensuite & a spacious closet. This house was extensively upgraded & renovated in 2021. MAJOR UPGRADES - New LVP flooring on main level (2021), New faucets, tiles, countertops, shower heads in all bathrooms(2021), driveway was extended in 2021 (easily accommodates 3 cars), new laundry washer/dryer(2021) epoxy floor in garage, GEMSTONE lights surrounding the exterior & garage (2021), quartz kitchen countertops replaced in 2021, roof replaced in 2020, two high efficiency carrier furnaces installed in 2019, Newly painted exterior STUCCO with new exterior STONWORK (2020), new deck with new glass railing coverage (2023), rugs on upper level were replaced (2021), 2 new hot water tanks(2019), many windows were replaced in 2019 to higher efficiency windows, entire house is recently painted. The Walkout basement has been developed with a bedroom, a full bathroom & a living area with a wet bar. Other notable features are IN - FLOOR heated basement, central vacuum, underground sprinkler system & water softener all included. Parking is a breeze with a double attached garage with epoxy floor. Enjoy the ideal location close to Hamptons Golf Course, excellent schools, parks, shopping, public transit & easy access to country hills Blvd, shaganappi, & Stoney Trail. THIS WON'T LAST LONG!! BOOK YOUR SHOWINGS!!

Inclusions:
Property Listed By:

**Water softner
Coldwell Banker YAD Realty**

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













