



THE
A-TEAM

**RE/MAX
FIRST**

99 HAMPSHIRE Close, Calgary T3A 4X9

MLS®#: **A2185520**

Area: **Hamptons**

Listing Date: **01/06/25**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar: **5,920 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,762**
Low Sqft:
Ttl Sqft: **1,762**

DOM

4
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Oversized**

Utilities and Features

Roof: **Fiberglass,Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`2" x 13`0"
Breakfast Nook	Main	9`11" x 8`9"
Living Room	Main	12`7" x 17`9"
Bedroom	Main	11`3" x 9`9"
5pc Ensuite bath	Main	

Room	Level	Dimensions
Dining Room	Main	17`1" x 10`11"
Den	Main	12`9" x 13`2"
Bedroom - Primary	Main	11`6" x 17`9"
Laundry	Main	8`4" x 11`4"
3pc Bathroom	Main	

Family Room	Basement	9`3" x 26`2"	Office	Basement	10`9" x 20`0"
Bedroom	Basement	16`6" x 9`2"	Bedroom	Basement	10`9" x 16`8"
Other	Basement	9`1" x 8`10"	4pc Bathroom	Basement	
Game Room	Basement	15`3" x 17`7"	Storage	Basement	7`11" x 7`7"
Balcony	Main	19`2" x 9`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **8911806**

Remarks

Pub Rmks: **This is the Walkout Bungalow you have been waiting for. Fantastic location in the exclusive community of the Hamptons. With over 3300 sq ft of development this well maintained & loved home will accommodate any size family. The main floor is wide open and bright. Soaring vaulted ceilings & extra windows throughout. This custom built home by Statesmen is well thought out & upgraded. The kitchen is large and has a centre island with builtin gas cooktop stove (which has builtin downdraft venting & a BBQ attachment). There is plenty of Cabinets with upgrades such as builtin spice pantry, roll out drawers, builtin Appliance Garage and extra storage. Appliances have been upgraded with newer SS fridge with hidden water dispenser, builtin convection oven & Miele Dishwasher. The breakfast nook has nice views of the back garden & there is a door to the large balcony which has newer glass railings & duradeck. The formal Dining Room is huge and has a good sized bumpout for your China cabinet or hutch. At the front of the home is a private double doored den/office with wrap around windows~ great room to work from home or a cozy TV room. The Living Room is also a large space & great for entertaining with its soaring ceilings & views. The Primary Bedroom is larger than most again with high ceilings & large windows~ the ensuite is a well thought out 5 pce with his n hers vanity, deep jetted tub, stand up shower and private water closet (above the water closet is a builtin storage space great for your Christmas decorations etc). The walkin closet is a good size plenty of room for all your clothes. The 2nd bedroom is a good size and has a full 3 pce bathroom adjacent to it. The main laundry room has a nice window, builtin sink, counterspace and an included newer washer/dryer. The oversized garage is insulated & drywalled with a man door to the front plus you will find the Vacuum System with its own seperate cleaning attachments for your vehicles. The garage door is also newer. The Walkout basement is huge with high ceilings and loads of large windows. The central room is a massive family room that can be used for your home entertainment systems but room left over for a pool table or even a grand piano! The wood burning fireplace with its log lighter is a great heat source for those cold winter nights. The basement also has zoned controlled infloor heating as well. The walkout leads to a huge patio which overlooks the beautifully landscaped & fairly private and large backyard. The sellers have added trees & shrubs for privacy and shade and upgraded the exterior lights as well. There is also 2 huge spare bedrooms, a massive computer room (which could be used as a workshop) and a full 4 pce bathroom. In the utility room you will find a newer furnace with central AC, An oversized hot water tank, upgraded boiler for the infloor heating for the basement, water softener, & underground sprinkler system. The location is quiet and private~ close to parks, schools & shopping.**

Inclusions: **Framed mirror in Dining Room, Basement Fridge & Freezer, Basement Microwave & Wall Mounted TV & the Two Credenzas in Family Room. Desk, Chair, Filing Cabinet, & Computer Credenza in Office. Garage Two Shelves & Workbench. Concrete Planter on Front Steps**

Property Listed By: **Royal LePage Benchmark**

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











