



THE
A-TEAM

**RE/MAX
FIRST**

8 HAMPTONS Rise, Calgary T3A 5E6

MLS®#: **A2186381** Area: **Hamptons** Listing Date: **01/13/25** List Price: **\$769,900**
 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: **1993**
Lot Information
 Lot Sz Ar: **4,585 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Greenbelt,Underground Sprinklers,On Golf Course,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Garage Faces Front**

DOM

9
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Side by Side,Villa**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Bathroom	Basement	
5pc Ensuite bath	Main		Living Room	Main	16`0" x 12`6"
Dining Room	Main	15`4" x 12`2"	Kitchen	Main	13`6" x 10`2"
Nook	Main	10`2" x 9`10"	Den	Main	13`11" x 9`11"
Laundry	Main	8`7" x 5`6"	Bedroom - Primary	Main	16`0" x 12`0"
Bedroom	Main	13`8" x 9`11"	Game Room	Basement	46`5" x 23`6"
Bedroom	Basement	13`5" x 11`9"			

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **9310848**

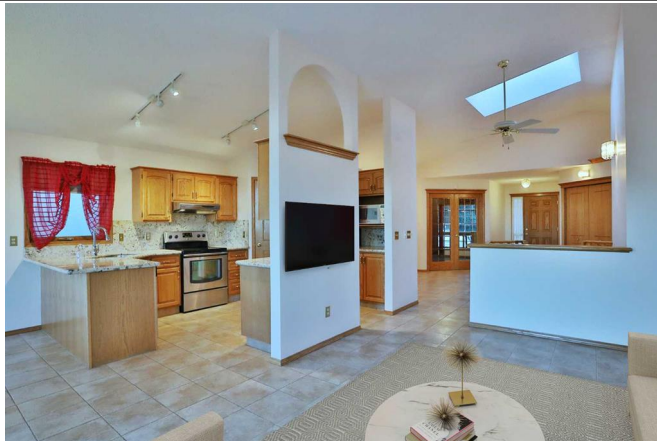
Remarks

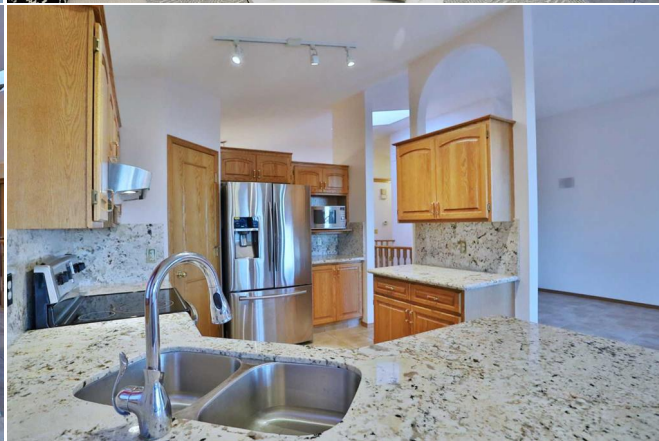
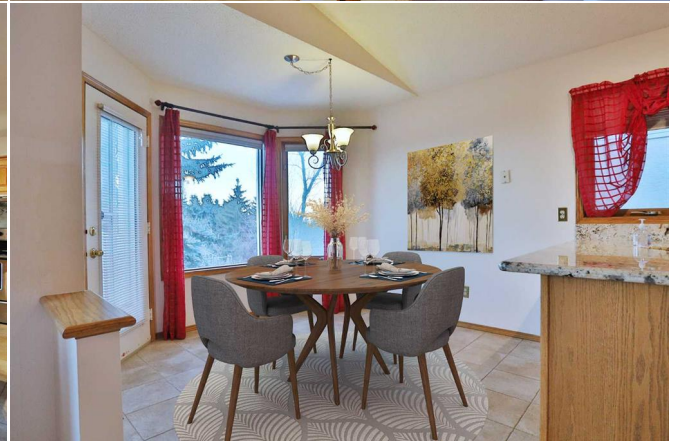
Pub Rmks: **Location, location, location! Surrounded by towering mature trees & just steps to the golf course clubhouse & bus stops is this perfectly lovely villa in the exclusive HAMPTONS CLUB CHATEAUX project from Calbridge. Available for quick possession, this fully finished 3 bedroom + den bungalow enjoys extensive tile floors & 3 full baths, oak kitchen with granite countertops, 2 fireplaces & marvelous walkout level games/rec room with wet bar. Complemented by soaring vaulted ceilings, you will love the open & airy feel of the air-conditioned main floor with its elegant formal dining room, inviting living room with big windows & fireplace, sunny dining nook with access onto the backyard balcony & great-sized family kitchen with walk-in pantry, granite counters & stainless steel appliances including Samsung fridge & Maytag stove/convection oven. The main floor owners' retreat has 2 closets - 1 a walk-in & another for your linens & towels; bathed in natural light through the skylight, the ensuite has a separate shower, Art Deco vessel sink & walk-in tub. A 2nd full bath - also with a vessel sink, is conveniently located across from the 2nd bedroom. The walkout level is beautifully finished with a large 3rd bedroom with Murphy bed, another full bath & terrific games/rec room with wet bar & fireplace. The main floor also has a dedicated home office with built-in bookcases & cabinets, & the laundry room has built-in cabinets & Maytag washer/dryer. An added bonus is the monthly maintenance fees covers both grass cutting & snow removal so you won't need your lawn mower or snow shovel anymore. A truly wonderful home backing onto the 11th hole of the golf course in this highly sought-after complex of just 36 homes, here in this prime location within easy reach of shopping, neighbourhood amenities & so much more!**

Inclusions: **basement dishwasher, fridge in furnace room, alarm system hardware, built-in speakers, garage shelving, Murphy bed in basement bedroom, TV bracket in living room. NOTE: all appliances, walk-in jetted tub in ensuite & chattels**

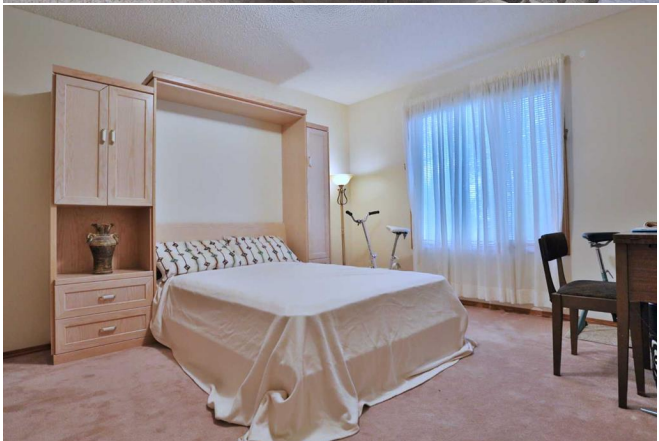
Property Listed By: **Royal LePage Benchmark**

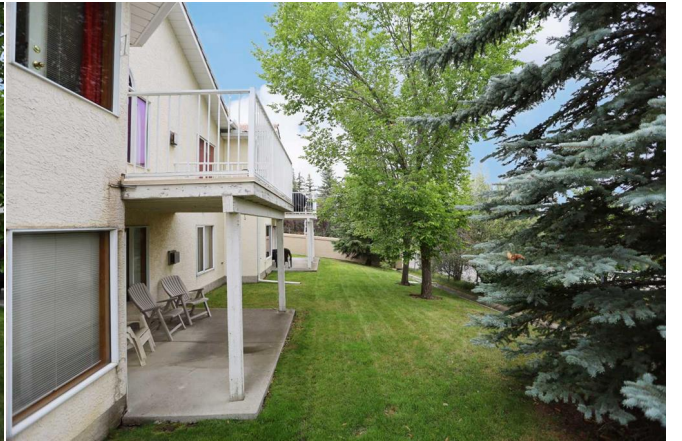
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











8 Hamptons Rise NW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1660.07 sq ft



Main Floor
Exterior Area: 1660.07 sq ft

Basement (Below Grade)
Exterior Area: 1518.01 sq ft

0 1 2

PREPARED: 2024/05/17

White regions are excluded from total floor area in CGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EBIGUIDE