



THE
A-TEAM

**RE/MAX
FIRST**

202 HAMPTONS Gardens, Calgary T3A5X4

MLS®#: **A2187270**

Area: **Hamptons**

Listing Date: **01/14/25**

List Price: **\$1,096,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,749 sqft**
Lot Shape:

Access:

Lot Feat: **Corners Marked,Irregular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	14`9" x 12`8"
Kitchen	Main	13`8" x 11`8"
Living Room	Main	14`9" x 11`0"
Foyer	Main	9`1" x 7`2"
Dining Room	Main	12`11" x 10`0"
Bedroom	Second	11`8" x 11`2"
4pc Bathroom	Second	8`0" x 4`11"

Room	Level	Dimensions
Nook	Main	13`9" x 8`0"
2pc Bathroom	Main	5`0" x 4`11"
Laundry	Main	8`5" x 8`4"
Den	Main	11`5" x 10`1"
Pantry	Main	4`2" x 3`8"
Bedroom	Second	11`5" x 11`1"
Bedroom - Primary	Second	13`6" x 12`5"

Walk-In Closet
Other
4pc Bathroom
Flex Space

Second
Basement
Basement
Basement

12`0" x 6`1"
8`0" x 6`5"
11`0" x 6`6"
18`0" x 13`3"

4pc Ensuite bath
Bedroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

10`7" x 9`7"
12`0" x 9`10"
24`10" x 14`11"
12`5" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711549

Zoning:
R-CG

Remarks

Pub Rmks:

Prestigious, bright, clean & move-in conditions 2-storey (AC & double fireplaces) home, situated in the most sought NW community with a total of 3,318 SF living space (total 3 + 1: 4 Bedrooms, & 3.5 Baths), & walking distance to school. Total renovations throughout in 2023's Fall, covering: new S/S appliances, counter-tops, undermount sink / plumbing fixtures, kitchen backsplash, flooring, painting (walls & ceilings), light fixtures and the Radon Mitigation System... Stunning high ceiling Front Living Room blending in with extensive use of stair railings. Functional Great Room concept for Main (LVP throughout) with Den, & Laundry with sink. Upper level - featuring 3 good sized bedrooms: Master with jet-tub & separate shower, plus a huge walk-in closet. Finished basement has Rec. Room / Game area, plus a bedroom, movie theatre / Yoga room, & a Full Bath. Oversized South backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or to build a (secondary) Backyard dwelling. Corner lot provides ample visitor parking spaces for gatherings. Easy access to everywhere / minutes to Stoney Trail, & close proximity to playground / school / transportation / shopping & all amenities. View to feel it's talking to you like home. Realtors: Please note Private Remarks. Telus Security System; Sprinkler system (as-is) - as never used in 2024, due to City's Water Restrictions.

Inclusions:
Property Listed By:

Grand Realty

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













