



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**649 HAMPTONS Drive, Calgary T3A 5Y4**

MLS®#: **A2187852**

Area: **Hamptons**

Listing Date: **01/16/25**

List Price: **\$978,000**

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: **5,661 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**  
Park Feat: **Double Garage Attached,Driveway**

DOM

**6**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Wood**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **Granite Counters,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>4`10" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 15`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 13`10"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>5`0" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 21`4"</b>

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>10`8" x 10`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`8" x 15`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`11" x 5`11"</b>
<b>Office</b>	<b>Main</b>	<b>9`5" x 9`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`8" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 12`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`3" x 9`3"</b>

3pc Bathroom  
Bedroom  
Dining Room  
Game Room

Basement  
Basement  
Basement  
Basement

4`11" x 7`7"  
15`10" x 11`8"  
11`9" x 7`8"  
19`9" x 10`0"

Bedroom  
Den  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

13`0" x 12`2"  
11`5" x 9`1"  
9`9" x 7`8"  
11`2" x 7`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9810387**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This beautifully maintained walkout two-story single-family home in the prestigious Hamptons community offers over 3,000 sqft of living space with 5 bedrooms (3+2), 3.5 baths, and numerous updates. The walkout basement is a fully legal suite, making it perfect for rental income or extended family living, and includes 2 oversized bedrooms, a full bath, a recreation area, and laminated flooring. The home boasts open-to-below high ceilings in the living room and foyer, allowing an abundance of natural light to fill the space and create a bright, welcoming atmosphere. The master ensuite and upstairs main bathroom have been newly renovated, adding modern luxury. The functional layout includes elegant curved wood spindle staircases, a main floor den with French doors, hardwood flooring, granite countertops, and a formal dining room. A spacious family room with a gas fireplace, a large kitchen with granite counters, and a breakfast nook open to a generous deck with scenic views. The property is fully fenced, beautifully landscaped, and conveniently located near schools, playgrounds, Co-op, a golf course, shopping, and major roadways. Don't miss this exceptional home—schedule your viewing today!**

Inclusions:  
Property Listed By:

**Partial Window Covering, Partial Wall paintings, Outdoor Shed(1)  
Skyrock**

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













