



THE
A-TEAM

**RE/MAX
FIRST**

279 HAMPSTEAD Way, Calgary T3A 6E6

MLS®#: **A2188742**

Area: **Hamptons**

Listing Date: **01/23/25**

List Price: **\$1,285,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **5,780 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,776**

Low Sqft:

Ttl Sqft: **2,776**

DOM

10

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Underground Sprinklers,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`10" x 13`10"
Dining Room	Main	13`8" x 9`10"
Laundry	Main	8`7" x 6`1"
Bedroom	Upper	11`6" x 10`5"
Bedroom	Upper	15`9" x 9`9"
2pc Bathroom	Main	4`10" x 4`10"
4pc Bathroom	Upper	11`6" x 5`9"

Room	Level	Dimensions
Living Room	Main	13`7" x 11`3"
Family Room	Main	16`1" x 14`0"
Bedroom - Primary	Upper	20`0" x 15`5"
Bedroom	Upper	18`2" x 9`10"
Bedroom	Basement	12`6" x 9`7"
4pc Bathroom	Basement	8`4" x 5`0"
5pc Ensuite bath	Upper	13`10" x 12`8"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

9813061

Remarks

Pub Rmks: **Welcome to this beautifully maintained two-storey home in the prestigious community of the Hamptons. Backing onto a peaceful greenspace and pathway, this original-owner property offers a perfect blend of comfort, elegance, and thoughtful design. Step inside to find a striking staircase and soaring ceilings that fill the home with natural light. The main floor features warm hardwood floors, an inviting layout with two distinct living spaces, and a cozy triple-sided gas fireplace. A functional laundry/mudroom adds convenience, while the kitchen offers stone countertops, ample storage, a pantry, and stunning views. From the living room, step out onto the expansive patio to enjoy your morning coffee with sunrise views or host BBQs in your private outdoor oasis. Upstairs, you'll find four spacious bedrooms, three of which have been updated with newer carpets. The primary suite stands out with its generous size, a luxurious 5-piece ensuite, walk-in closet and a relaxing soaker tub. The walk-out basement adds even more living space, featuring in-floor heating, a large recreation area, a fifth bedroom, and an additional bathroom. This home is loaded with thoughtful updates and features, including a full irrigation system, new windows on the back of the house and front bedrooms, well-maintained cedar shakes, and two hot water tanks. The heated double-attached garage ensures comfort year-round, and the fully fenced backyard is perfect for pets or children. Situated close to pathways, golf courses, shopping, and schools, this home offers the ideal balance of convenience and tranquility. Experience the lifestyle you've been dreaming of in the Hamptons!**

Inclusions:
 Property Listed By: **Gas Patio Heater, Wall mounted TV in basement and Primary Bedroom, Dining Room Table and Chairs with Sideboard Charles**

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











