



THE
A-TEAM

**RE/MAX
FIRST**

25 HAMPSTEAD Manor, Calgary T3A 6A2

MLS®#: **A2189480**

Area: **Hamptons**

Listing Date: **01/24/25**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **2,428**
Low Sqft:
Ttl Sqft: **2,428**

Lot Information

Lot Sz Ar: **5,285 sqft**
Lot Shape:

DOM

8
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot,Views**
Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Skylight(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 10`4"
Family Room	Main	14`6" x 13`5"
Breakfast Nook	Main	10`0" x 9`2"
Bedroom - Primary	Upper	14`8" x 13`7"
Bedroom	Upper	11`10" x 10`0"
Game Room	Basement	32`7" x 13`2"
Bedroom	Basement	11`9" x 9`2"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`0"
Kitchen	Main	13`0" x 12`10"
Den	Main	12`6" x 8`8"
Bedroom	Upper	11`0" x 9`8"
Bedroom	Upper	13`2" x 10`7"
Bedroom	Basement	12`0" x 9`2"
4pc Ensuite bath	Upper	

4pc Bathroom
4pc Bathroom

Upper
Basement

2pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9812416

Remarks

Pub Rmks:

**** OPEN HOUSE THIS SUN (FEB 2nd) 2 - 4PM ** Welcome to this elegant 6-Bedroom, 3.5-Bathroom two-storey home with WALKOUT basement in the prestigious community of Hamptons, backs onto Park and walkway. Beautiful home built with quality, such as Tile roofing and stucco exterior with Brick accents. With over 3,600 sq ft of fine living space, this home boasts soaring 17-foot-high ceilings in the Foyer, 2 storey high windows in the Living Room and Family Room that flood the space with natural light, a stunning Central Spiral Staircase, a fully finished Walk-Out Basement, and a beautifully landscaped, fully fenced backyard with breathtaking views. The main level is finished with a gleaming Hardwood floor and a tile path from the foyer leading to the Nook and Kitchen at the back. The Living Room featuring a tall picture window with 2 storey high ceiling, connects to the formal Dining Room is perfect for hosting special occasions. The Family Room also with 2 storey high ceiling and large windows, enhanced by built-in bookcase and cozy gas fireplace, creates a warm and inviting space for gatherings. The Kitchen is thoughtfully designed with granite countertops, stainless steel appliances, a central island with dual sinks and raised eating bar. And it's seamlessly connected to the Breakfast Nook that can lead to the deck overlooking the scenic walking path and Park. Through the double French door brings you to the Main floor Den with built-in bookcases that is perfect to have as your home office. The Mud room with the laundry with sink, and a half bath to complete this level. On the upper level, retreat to the large Primary Bedroom with an extra sitting area nook overlooking the Park, and it complete with a 4-piece ensuite, featuring a jetted tub, separate shower, and a spacious walk-in closet. Three additional well-sized Bedrooms share a bright full bathroom with a skylight, adding natural light and functionality. The fully finished Walkout Basement offers exceptional space for recreation and relaxation, featuring a spacious Recreation Room with a three-sided gas fireplace and wet bar, two additional Bedrooms (1 of them is used as a Gym currently), and a full Bathroom, making it ideal for extended family or guests. Step outside to enjoy the thoughtfully designed permeable paving, with an inground light pole, and scenic views of the green space and nearby walking path, perfect for outdoor enjoyment while using the gas hookup for you BBQ party Additionally, this home also offers an oversized double attached garage with a lot of storage area and 2 A/C for a comfortable and enjoyable summer.. Located near schools, parks, golf courses, shopping, and walking/bike paths, easy access to all major routes.**

Inclusions:
Property Listed By:

N/A
Jessica Chan Real Estate & Management Inc.

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











