



THE
A-TEAM

**RE/MAX
FIRST**

181 HAMPTONS Green, Calgary T3A 5A8

MLS®#: **A2199827** Area: **Hamptons** Listing Date: **03/07/25** List Price: **\$1,399,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **6,942 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,816**
 Low Sqft:
 Ttl Sqft: **1,816**

DOM

3
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`11" x 10`4"
Pantry	Main	10`11" x 8`11"
Den	Main	10`11" x 10`11"
Game Room	Basement	28`11" x 12`10"
Furnace/Utility Room	Basement	16`8" x 10`4"
Laundry	Main	10`1" x 7`11"

Room	Level	Dimensions
Dining Room	Main	12`4" x 9`8"
Living Room	Main	16`11" x 8`11"
Family Room	Basement	15`11" x 13`2"
Other	Basement	7`8" x 2`2"
Storage	Basement	8`3" x 5`2"
Laundry	Basement	11`5" x 6`7"

Bedroom - Primary
Bedroom
3pc Bathroom
4pc Ensuite bath

Main
Basement
Basement
Main

16`9" x 11`11"
15`11" x 9`11"

Bedroom
Bedroom
4pc Bathroom

Main
Basement
Main

10`3" x 10`1"
13`8" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9111768

Remarks

Pub Rmks:

OPEN HOUSE SAT, March 8 1:00PM-4:00PM | STUNNING, SPECTACULAR, SENSATIONAL - these are just a few words that perfectly describe this custom, high-end reconstruction of an exceptional property. Nestled on a quiet street with a FABULOUS location, this home backs West onto a ravine, offering serene views, a bike path and expansive green space. The full interior renovation features a redesigned floor plan that maximizes both luxury and functionality. The main level boasts a brand-new kitchen with quartz countertops, stainless steel appliances, including a double oven, and an amazing butler's pantry complete with a sink, wall oven, microwave, bar fridge, and custom cabinetry offering endless storage. Vaulted ceilings elevate the living spaces, and the large living room, with its west-facing views, features a gas fireplace and stunning custom built-ins that stretch to the ceiling. The master bedroom is a true retreat, with a ship-lap ceiling, heated tile floors in the ensuite, double vanities with quartz counters, and an enclosed shower with 10mm glass. The luxurious walk-in closet has beautiful and practical custom cabinetry. The main level also includes a second bedroom PLUS an office with exquisite custom millwork. The mudroom offers a laundry area with additional custom cabinetry perfectly planned for the family entering from the garage. A beautiful new railing leads to the lower level where you'll find two more bedrooms—one featuring a custom millwork wall—and both with custom walk-in closets. The expansive rec room includes a gas fireplace, wet bar with a sink and bar fridge. The second laundry room is incredible and a large storage room shows how the developer thought of everything. A charming kids' play space under the staircase is just icing on the cake. Additional features include central vac, air conditioning, a newer furnace, and a massive 23' x 23' heated garage with an epoxy floor. This home offers an amazing location, an unparalleled renovation, and exceptional value—truly a must-see!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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













