

181 HAMPTONS Green, Calgary T3A 5A8

MLS®#: A2199827 Area: Hamptons Listing 03/07/25 List Price: **\$1,399,888**

Status: **Active** Calgary County: Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: **Detached** City/Town:

Year Built: 1993

6,942 sqft

Lot Shape:

Access: Park Feat:

Lot Information Lot Sz Ar:

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1.816

1,816

<u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

3

4 2 Garage Sz:

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Bungalow

Lot Feat: Back Yard, Backs on to Park/Green Space, Rectangular Lot

Double Garage Attached, Oversized

Utilities and Features

Roof: **Cedar Shake** Construction: Heating: Central.Forced Air

Sewer:

Kitchen Appl:

Int Feat:

Ext Feat: None **Wood Frame** Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer

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 Level Dimensions Dimensions Room **Dining Room** 12`4" x 9`8" Kitchen Main 12`11" x 10`4" Main **Pantry** Main 10`11" x 8`11" **Living Room** Main 16`11" x 8`11" Den Main 10`11" x 10`11" **Family Room** Basement 15`11" x 13`2" **Game Room Basement** 28`11" x 12`10" Other **Basement** 7`8" x 2`2" Furnace/Utility Room **Basement** 16`8" x 10`4" Storage **Basement** 8`3" x 5`2" Laundry Main 10`1" x 7`11" 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 Zoning: **R-CG**

Legal Desc:

9111768

Remarks

Pub Rmks:

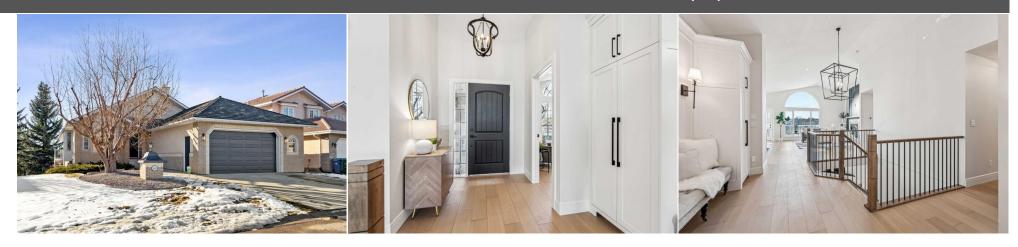
OPEN HOUSE SAT, March 8 1:00PM-4:00PM | STUNNING, SPECTACULAR, SENSATIONAL - these are just a few words that perfectly describe this custom, high-end reconstruction of an exceptional property. Nestled on a quiet street with a FABULOUS location, this home backs West onto a ravine, offering serene views, 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:

RE/MAX House of Real Estate

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

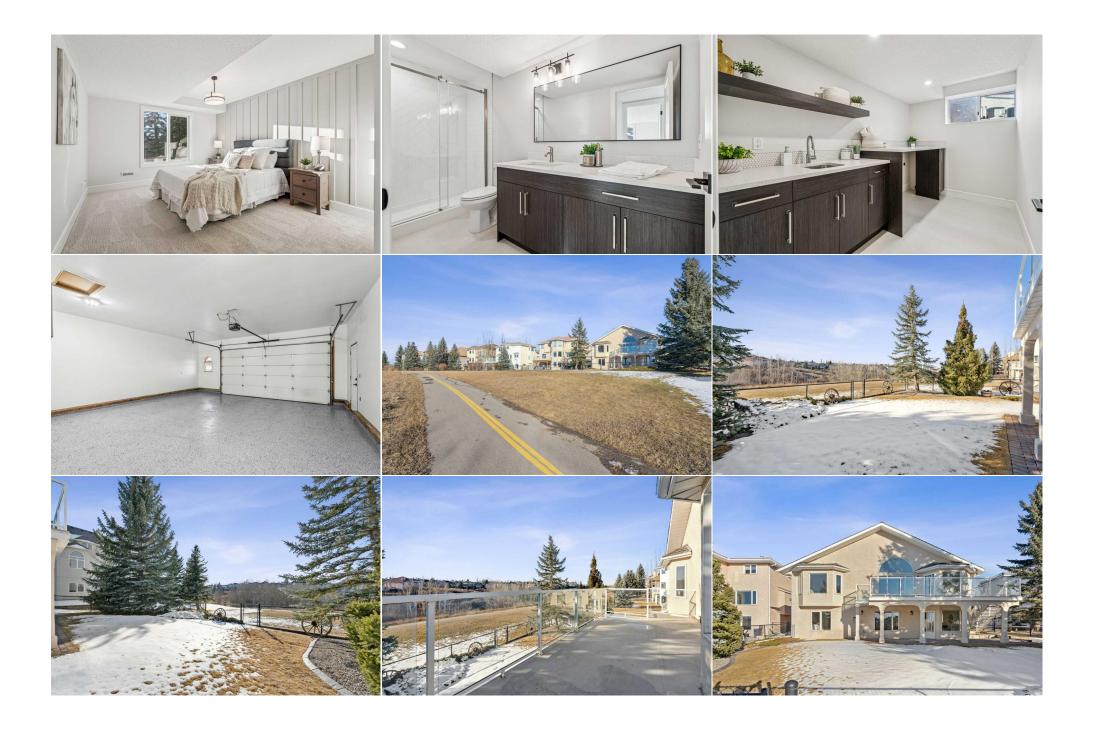












03.06.2025 - 181 HAMPTONS GREEN NW MAIN 1,816.24 SQ.FT 168.73 M2 RMS AREA 1,816.24 SQ.FT 168.73 M2 BASEMENT 1,628.84 SQ.FT 13.22 M2 TOTAL 3,445.08 SQ.FT 320.05 M2



