



THE
A-TEAM

**RE/MAX
FIRST**

289 HAMPSTEAD Road, Calgary T3A6G4

MLS®#: **A2200172**

Area: **Hamptons**

Listing Date: **03/07/25**

List Price: **\$1,042,000**

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: **5,198 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,285**
Low Sqft:
Ttl Sqft: **2,285**

DOM

3

Layout

Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Few Trees,Front Yard,Interior Lot,Landscaped,Lawn,Level,Low Maintenance Landscape,Private,Rectangular Lot,Street Lighting,Treed
Double Garage Attached**

Utilities and Features

Roof: **Pine Shake,Shake**
Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Exhaust Fan,Forced Air**

Sewer:
Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Rain Gutters,RV Hookup**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc:

9912911

Zoning: **R-CG**

Remarks

Pub Rmks: " OPEN HOUSE Sunday/9 March 1-4pm "In the Prestigious Golf Course Community " The Hamptons " We Offer you an Extensively Renovated House with 3161 Sq Feet Of Living Space including 4 Bedrooms (2 Masters), 3.5 washrooms, Separate Living And Family Room, New Kitchen with brand new Stainless Steel Appliances and Quartz Countertops , New Washrooms, New Flooring, New Carpet, New Lighting Fixtures, Fresh Paint, Fresh Exterior Paint , 14 ft x 14 ft deck overlooking massive backyard + Brand New 2 Bedrooms Basement Suite(Illegal) with separate entrance and separate laundry .Situating close to pathways, golf course, shopping and schools, this home offers the ideal balance of convenience and tranquility. Experience the lifestyle you've been dreaming of in the Hamptons! There is NO POLY-B in this House. PLEASE CHECK OUT 3D Tour or BOOK SHOWING TODAY.

Inclusions: N/A

Property Listed By: Greater Property Group

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











