



THE
A-TEAM

**RE/MAX
FIRST**

4765 HAMPTONS Way, Calgary T3K 6A1

MLS®#: **A2162101**

Area: **Hamptons**

Listing Date: **09/06/24**

List Price: **\$1,295,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **6,899 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,030**
Low Sqft:
Ttl Sqft: **3,030**

DOM

12
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **High Ceilings, No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Breakfast Nook	Main	10`11" x 11`7"
Dining Room	Main	12`0" x 11`2"	Foyer	Main	8`6" x 8`5"
Kitchen	Main	14`11" x 15`3"	Laundry	Main	9`3" x 11`10"
Living Room	Main	19`10" x 14`7"	Office	Main	10`2" x 12`6"
4pc Bathroom	Second	10`0" x 4`11"	5pc Ensuite bath	Second	9`3" x 18`3"
Bedroom	Second	10`3" x 14`11"	Bedroom	Second	14`5" x 15`8"
Bedroom	Second	14`4" x 13`8"	Loft	Second	12`10" x 9`5"
Bedroom - Primary	Second	12`11" x 18`0"	Walk-In Closet	Second	8`8" x 9`4"
3pc Bathroom	Basement	8`3" x 7`10"	Bedroom	Basement	9`3" x 12`3"
Bonus Room	Basement	14`5" x 11`3"	Game Room	Basement	33`8" x 22`1"

Furnace/Utility Room

Basement

13`3" x 16`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

0112546

Remarks

Pub Rmks:

Imagine your family in this stunning custom-built 2-storey home, designed with over 4000 sq ft of thoughtfully crafted living space to meet your every need. Located in the prestigious community of The Hamptons, this home combines elegance, comfort, and practicality, offering the ideal setting for your family to create lifelong memories. Picture your mornings in the bright and spacious gourmet kitchen, gathering around the large eat-up island for breakfast, while the kids enjoy the sunshine streaming through the windows overlooking the beautifully landscaped south-facing backyard. With high-end finishes like granite countertops, a gas stove, double ovens, and a walk-through pantry, this kitchen is designed for both convenience and culinary creativity. The family can enjoy casual meals in the breakfast nook or host elegant dinners in the formal dining room. Your family will love the 2-storey family room, with its towering windows filling the space with natural light and a cozy wood-burning fireplace for those chilly Calgary winters. Imagine gathering here for family movie nights or holiday celebrations in a space that feels both grand and inviting. Upstairs, the expansive master suite becomes your private retreat, complete with a luxurious 6-piece ensuite and a large walk-in closet. The three additional oversized bedrooms give everyone their own space, while the open loft overlooking the family room offers the perfect spot for a reading nook or play area. For entertaining or family fun, the fully developed walkout basement is the ideal spot. With radiant in-floor heating, a large recreation room, and direct access to a private patio, it's the perfect space for game nights or kids' sleepovers. Plus, there's a guest bedroom and bathroom for when friends and family visit. Beyond the home itself, The Hamptons is a community that families love. Your children will attend top-rated schools like Tom Baines Junior High and The Hamptons School, just a short distance away. On weekends, enjoy family time at the Hamptons Golf Club, where you can take in the beautifully landscaped course or explore the many nearby parks and walking paths. The neighborhood also offers easy access to shopping and dining, making family outings convenient and enjoyable. This is more than just a house—it's a home where your family can thrive, laugh, and grow in one of Calgary's most desirable communities.

Inclusions:

Property Listed By:

None

Real Broker

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











