



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4613 HAMPTONS Way, Calgary T3A 6J9**

MLS®#: **A2164648**

Area: **Hamptons**

Listing Date: **09/13/24**

List Price: **\$1,149,900**

Status: **Active**

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: **7,061 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,806**  
Low Sqft:  
Ttl Sqft: **1,806**

DOM

**6**

Layout

Beds: **3 (1 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,On Golf Course,Pie Shaped Lot,Views  
Concrete Driveway,Driveway,Garage Door Opener,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Boiler,In Floor,Fireplace(s),Forced Air,Natural Gas,Radiant**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Crown Molding,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`7" x 13`11"	Kitchen	Main	13`10" x 11`5"
Pantry	Main	3`11" x 3`11"	Dining Room	Main	13`0" x 9`11"
Breakfast Nook	Main	13`4" x 10`7"	Bedroom - Primary	Main	14`7" x 13`7"
4pc Ensuite bath	Main	12`6" x 10`11"	Foyer	Main	8`5" x 7`1"
Mud Room	Main	11`1" x 4`11"	Den	Main	11`10" x 10`11"
3pc Bathroom	Main	7`5" x 6`1"	Family Room	Basement	14`9" x 41`0"
Bedroom	Basement	12`0" x 10`10"	Bedroom	Basement	11`9" x 9`9"
4pc Bathroom	Basement	8`6" x 5`5"	Flex Space	Basement	12`3" x 10`5"

Storage  
Furnace/Utility Room

Basement  
Basement

7`11" x 3`5"  
20`4" x 14`4"

Laundry

Basement

10`5" x 5`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0112546**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to your dream home! This exceptional executive custom-built bungalow, boasting a fully developed basement and a rare triple attached garage. This home is in show home condition and offers an unparalleled lifestyle. Situated on the picturesque 7th hole of the Hamptons Golf Course, this residence is ready for you to move in and enjoy. As you step inside, you are greeted by a bright and open floor plan that showcases the pride of ownership evident throughout the property. The interior has been recently painted, and the hardwood floors have been beautifully refinished, creating a fresh and inviting atmosphere. This stunning bungalow features a total of 3 bedrooms plus a main floor office, making it ideal for remote work or quiet study. With 3 well-appointed bathrooms, there's ample space for family and guests alike. Enter into the formal dining room and adjacent office, separated by elegant French doors, perfect for entertaining or working from home. The gourmet kitchen is a chef's delight, featuring oak cabinets, a center island with a breakfast eating bar, granite countertops, and a stylish tiled backsplash. High-end stainless steel appliances complete this culinary haven. The kitchen flows seamlessly into the large eating area and the expansive great room, which boasts a cozy gas fireplace, perfect for those chilly evenings. French doors off the eating area lead to a spacious dura-deck and an interlocking patio complete with a fire pit, all nestled in a south-facing yard with stunning views—ideal for outdoor gatherings and relaxation. Retreat to the spacious primary bedroom, which features a lavish 4-piece ensuite bathroom, complete with a skylight, glass brick accents, a jetted tub, and a large separate shower with heated floors. The generous walk-in closet provides ample storage for your wardrobe. The gorgeous staircase with iron rod railings leads to a beautifully developed basement designed for both leisure and functionality. With 9-foot ceilings, the family and recreation room offers a perfect space for entertainment. The cork flooring throughout, combined with a 6-zone in-floor radiant heating system, ensures warmth and comfort during the colder months. The lower level also includes a huge laundry room complete with a utility sink and ample cabinets, two large bedrooms, a 4-piece bathroom, and a substantial storage room. The professionally landscaped south-facing backyard is a true oasis, featuring an underground sprinkler system for easy maintenance. This quiet location offers peace and tranquility, while still being close to the amenities of the Hamptons community. This exquisite property is ideal for empty nesters or older families looking for a home that combines luxury, comfort, and convenience. Don't miss your chance to own this stunning executive bungalow with exceptional value. Schedule a viewing today and experience the lifestyle that awaits you!**

Inclusions:  
Property Listed By:

**Vacuflow system plus attachments, (3) Garage Door Openers, (3) Garage Door Controls, Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings  
Greater Property Group**

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











