



THE
A-TEAM

**RE/MAX
FIRST**

4642 HAMPTONS Way, Calgary T3A 6J9

MLS® #: **A2173724**

Area: **Hamptons**

Listing Date: **10/17/24**

List Price: **\$999,900**

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: **5,672 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,438**
Low Sqft:
Ttl Sqft: **2,438**

DOM

5

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Landscaped,Rectangular Lot,Views
Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Concrete**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garburator,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Chandelier,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

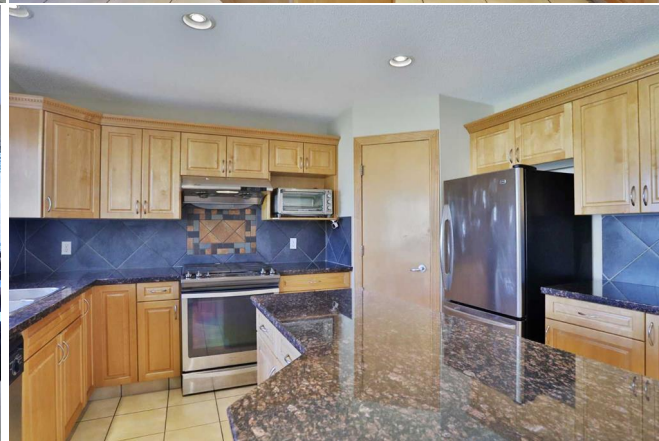
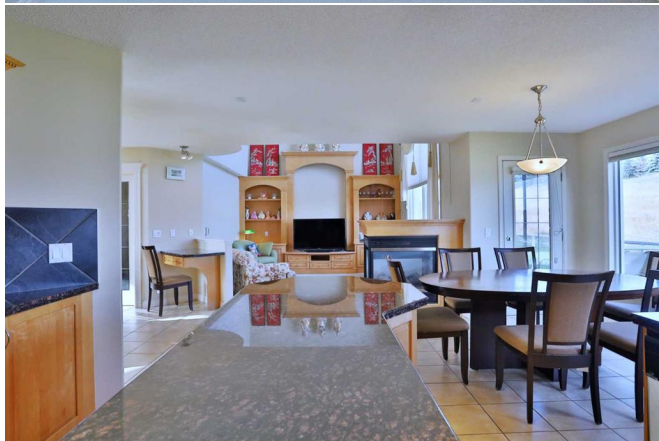
Room	Level	Dimensions
2pc Bathroom	Main	
4pc Bathroom	Upper	
Living Room	Main	11`11" x 10`10"
Kitchen	Main	13`2" x 11`4"
Family Room	Main	14`8" x 13`6"
Laundry	Main	8`7" x 8`4"
Bedroom	Upper	12`3" x 11`1"

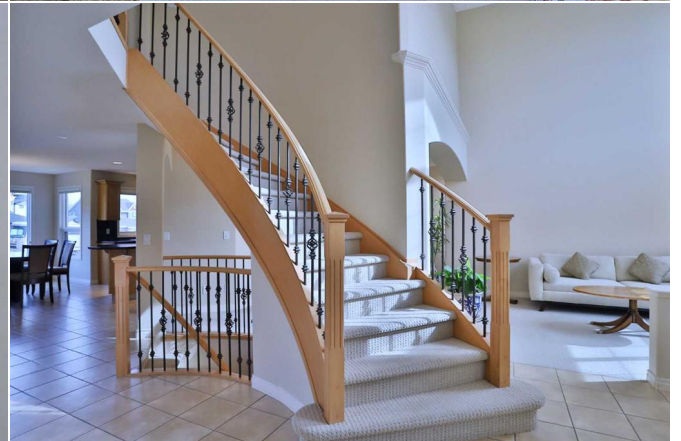
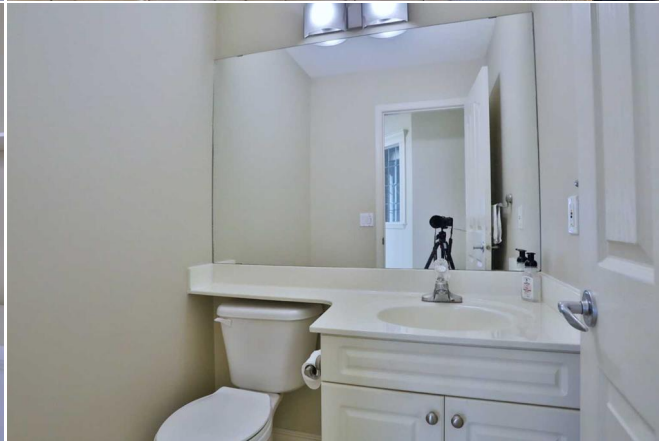
Room	Level	Dimensions
4pc Bathroom	Basement	
4pc Ensuite bath	Upper	
Dining Room	Main	15`5" x 12`6"
Nook	Main	10`11" x 9`9"
Den	Main	12`7" x 9`2"
Bedroom - Primary	Upper	20`10" x 15`3"
Bedroom	Upper	12`5" x 10`8"

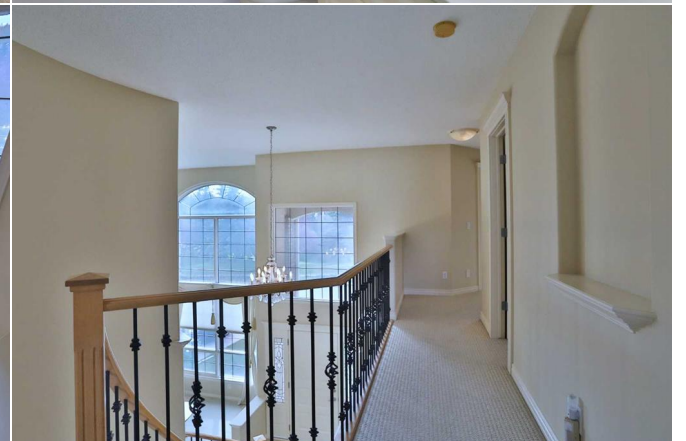
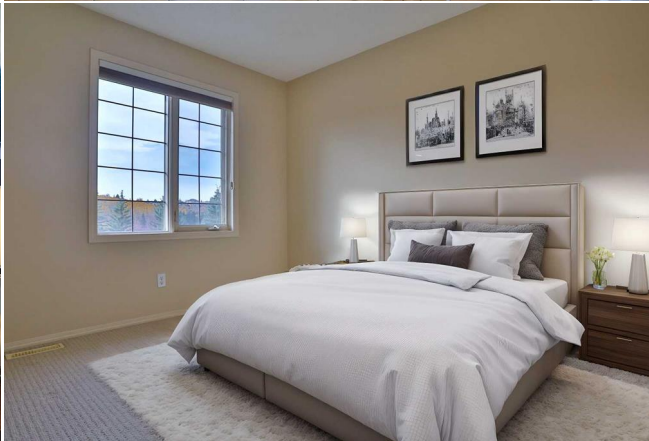
Bedroom	Upper	12`6" x 9`4"	Game Room	Basement	32`10" x 23`7"
Bedroom	Basement	15`6" x 10`6"	Legal/Tax/Financial		
<hr/>					
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	0112546	Remarks			
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Pub Rmks:	Across from the golf course & backing onto a greenbelt is this wonderful home in the highly sought-after estate neighbourhood of Hamptons. Offering 3 levels of upscale living, this fully finished Janssen Homes two storey enjoys a total of 5 bedrooms + den, beautiful kitchen with granite counters & stainless steel appliances, 3.5 bathrooms & walkup level with oversized windows. Drenched in warm natural light, this outstanding home has a sunny Southwest-facing living room with soaring 17ft ceilings, elegant formal dining room, open concept dining nook & sleek kitchen with walk-in pantry, tile floors & the appliances include Whirlpool gas stove/convection oven. The family room has 17ft ceilings, built-in cabinets & 3-sided gas fireplace. Total of 4 bedrooms up highlighted by the expansive owners' retreat with sitting area & views of the greenbelt, big walk-in closet & jetted tub ensuite with separate shower & tile floors. The finished walkup level - with large windows, is finished with 5th bedroom & another full bath, storage/utility room & games/rec room with access up to the backyard. Main floor laundry with built-in cabinets & GE washer/dryer, dedicated home office with French doors, Hunter Douglas blinds, 2 furnaces, Ecobee thermostat, concrete tile roof & great-sized backyard deck with gas BBQ line. A truly fantastic home in this popular Northwest Calgary golf course community, only a few short minutes to the golf course clubhouse & bus stops, Hamptons School & area shopping, with quick & easy access to University of Calgary & Foothills Medical Centre, major retail centres & downtown.				
Inclusions:	N/A				
Property Listed By:	Royal LePage Benchmark				

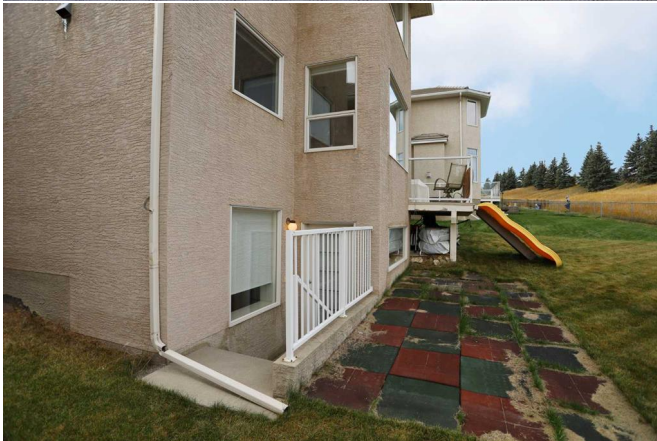
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











4642 Hamplons Way NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2438.58 sq ft

