



THE
A-TEAM

**RE/MAX
FIRST**

4654 HAMPTONS Way, Calgary T3A 6J9

MLS®#: **A2182886**

Area: **Hamptons**

Listing Date: **12/14/24**

List Price: **\$1,248,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

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

Finished Floor Area

Abv Sqft: **2,779**
Low Sqft:
Ttl Sqft: **2,779**

DOM

7

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,No Neighbours Behind,Landscaped,On Golf Course,Rectangular Lot,Views
Double Garage Attached,Garage Faces Front,Oversized

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Bathroom	Basement		4pc Ensuite bath	Upper	
Great Room	Main	17`1" x 15`7"	Dining Room	Main	12`0" x 11`1"
Kitchen	Main	17`5" x 17`4"	Nook	Main	11`0" x 9`4"
Den	Main	12`1" x 11`5"	Laundry	Main	13`6" x 7`0"
Bedroom - Primary	Upper	20`2" x 18`9"	Bedroom	Upper	13`8" x 13`3"
Bedroom	Upper	15`3" x 11`7"	Bedroom	Upper	17`1" x 11`6"

Game Room

Basement

33`5" x 20`8"

Bedroom

Legal/Tax/Financial

Basement

16`0" x 11`7"

Title:
Fee Simple
Legal Desc:

0112546

Zoning:
R-CG

Remarks

Pub Rmks: **Original owners of this truly wonderful estate home in this prime location across from & backing onto the prestigious Hamptons golf course. Offering over 3700sqft of stylish living, this Calbridge-built two storey enjoys a total of 5 bedrooms + den, 2 fireplaces, 3.5 bathrooms & beautifully appointed chef's kitchen with granite countertops. Complemented by its expansive 9ft ceilings, you will love the gracious flow of the main floor with its elegant formal dining room with hardwood floors & rounded columns, oversized great room with fireplace, dining nook with wraparound bay window & sensational maple kitchen with black granite counters & tile floors, centre island & upgraded stainless steel appliances including the GE stove/convection oven & LG fridge. The walkthrough pantry with wire shelving leads into the large laundry/mudroom complete with built-in cabinets & GE steam washer & dryer. Upstairs on the air-conditioned 2nd floor there are 4 fantastic bedrooms...all with excellent closet space; the private owner's retreat has vaulted ceilings & sitting area, walk-in closet & jetted tub ensuite with separate shower, tile floors & glass block accents. The lower level - with oversized windows, is finished with a big 5th bedroom, another full bath & games/rec room with fireplace. Additional features & extras include the dedicated main floor home office with French door, built-in ceiling & wall speakers, curved staircases between all 3 floors, clay tile roof, 2 furnaces, roller blinds & loads of extra space for storage. Improvements within the last 10 years include: central air (2022), hot water tank (2015), washer & dryer (2022), kitchen appliances (2018). Don't miss out on this sensational opportunity to make your home in this highly sought-after Northwest Calgary community, only a few short minutes to the golf course clubhouse & Hamptons School, bus stops & neighbourhood amenities, area shopping & quick easy access to University of Calgary & Foothills Medical Centre, major retail centers & downtown.**

Inclusions: **Alarm system hardware, water softener (as is)**
Property Listed By: **Royal LePage Benchmark**

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









