

# **\$1,129,900 - 4580 Hamptons Way Nw, Calgary**

MLS® #A2213121

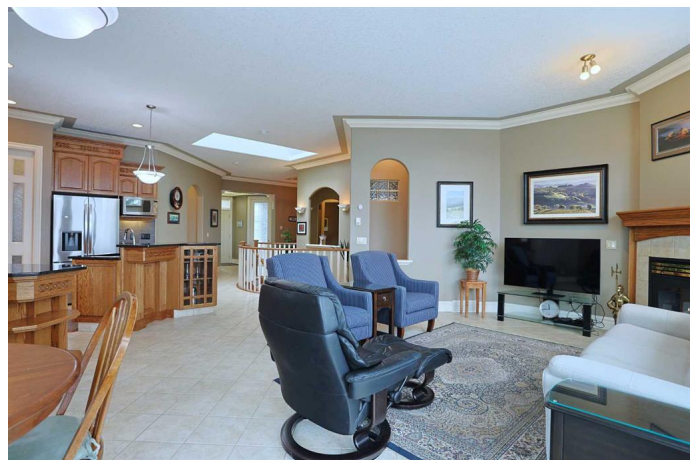
**\$1,129,900**

4 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.11 Acres

Hamptons, Calgary, Alberta

Behold the home of your dreams in this beautifully appointed bungalow backing onto the prestigious Hamptons golf course in this exclusive collection of stately estate villas. Built by Calbridge, this stunning 4 bedroom home enjoys an expanse of windows & 3 full baths, cool relaxing central air, extensive built-ins & 2 fireplaces, oak kitchen with granite counters & wide open views of the driving range, ponds & fairways. Incredible open concept design complemented by soaring 10ft ceilings on the main floor & tile floors, with an elegant formal dining room, spacious & welcoming living room with fireplace, airy dining nook with French door to the balcony & stylish kitchen with granite counters & large walk-in pantry, raised bar & upgraded stainless steel appliances including newer Bosch dishwasher (2016) & LG fridge (2023). The wonderful owners'™ retreat is your private sanctuary with golf course views, walk-in closet & jetted tub ensuite with granite-topped double vanities, skylight & glassblock shower. The 2nd bedroom is conveniently located next to another full bath with shower & granite counters. The walkout level " with infloor heating, is beautifully finished with 2 big bedrooms " 1 with a walk-in closet, full bathroom & dynamite games/rec room with 2-sided fireplace, built-in entertainment centre & wet bar; plus there is loads of extra space for storage & laundry room with sink & Kenmore washer & dryer. Additional features & extras include the main floor home office



with built-in desk & bookcases, crown moldings & recessed ceilings, custom window blinds, underground sprinkler system, natural gas line for your BBQ on the balcony, Kinetico water softener & among the many improvements over the last 10 years include Lennox furnace (2015) & Noritz tankless Combi boiler (2020), Nilfisk central vacuflow (2016), Icera toilets (2021), stucco painting (2015), attic insulation (2017, R-50/R-40 top up) & resurfaced balcony (2017). Residents of CHATEAUX ONE also don't have to worry about cutting their grass or shoveling the snow because they are covered by the low monthly maintenance fees. A not-to-miss rare opportunity to make your home here in this coveted location within walking distance to the clubhouse & bus stops, only minutes to neighbourhood amenities & shopping, & quick easy access to everything the Hamptons has to offer!

Built in 2000

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2213121            |
| Price          | \$1,129,900         |
| Bedrooms       | 4                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,747               |
| Acres          | 0.11                |
| Year Built     | 2000                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4580 Hamptons Way Nw |
| Subdivision | Hamptons             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 6B6 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Tankless Hot Water, Tray Ceiling(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator, Tankless Water Heater                                                                                     |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Recreation Room, Double Sided, Oak, Tile                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                     |

### **Exterior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views, Greenbelt, On Golf Course |
| Roof              | Clay Tile                                                                                                                                                                       |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 5                |

|                |      |
|----------------|------|
| Zoning         | R-CG |
| HOA Fees       | 200  |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office            Royal LePage Benchmark

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