

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

MLS® #A2213121

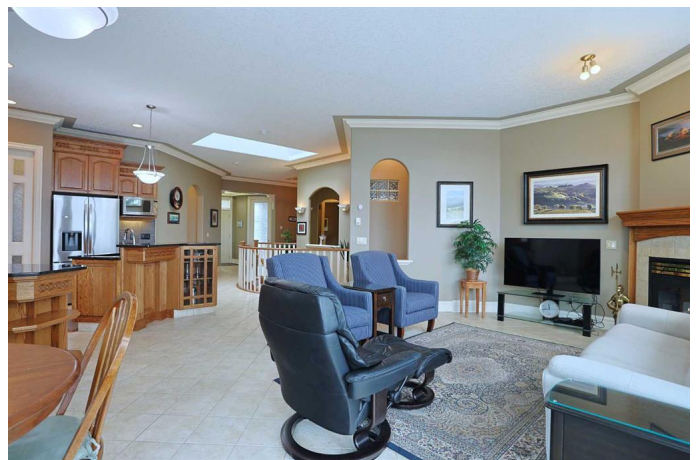
**\$1,129,900**

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 in-floor 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 vacuflor (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	3

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

**Listing Details**

Listing Office            Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.