

# \$1,149,900 - 4613 Hamptons Way Nw, Calgary

MLS® #A2164648

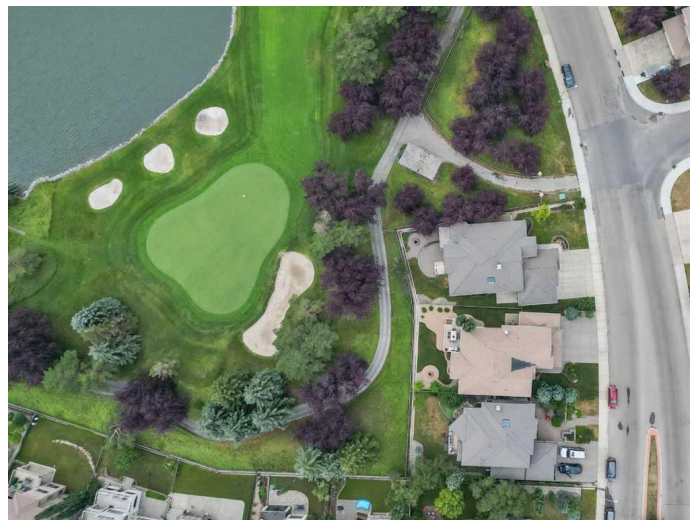
**\$1,149,900**

3 Bedroom, 3.00 Bathroom, 1,807 sqft

Residential on 0.16 Acres

Hamptons, Calgary, Alberta

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 viewsâ€”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. Donâ€™t miss your chance to own this stunning executive bungalow with exceptional value. Schedule a viewing today and experience the lifestyle that awaits you!

Built in 2002

**Essential Information**

MLS® #	A2164648
Price	\$1,149,900
Sold Price	\$1,072,500
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,807
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	4613 Hamptons Way Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6J9

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached

### Interior

Interior Features	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)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, On Golf Course, Pie Shaped Lot, Views
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 13th, 2024
Date Sold	October 1st, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	220.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Greater Property Group
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