



GRASSROOTS
REALTY GROUP

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4536 Hamptons Way NW
Calgary, Alberta

MLS # A2269533



\$1,099,900

Division:	Hamptons		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,668 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Central Vacuum, Chandelier, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: Alarm system hardware, cabinets in storage room, mounted hooks in garage

Rare opportunity here in Calbridge's exclusive villa complex of CHATEAUX ONE, in this highly-coveted location backing onto the prestigious Hamptons golf course. Offering over 2600sqft of refined luxury living, this exquisite 2 bedroom + den villa enjoys relaxing central air & granite countertops, beautiful maple floors & 2 fireplaces, fully-loaded chef's kitchen & panoramic views of the golf course. Complemented by soaring 12ft ceilings & bathed in natural light, the air-conditioned main floor of this fully finished bungalow features an expanse of floor-to-ceiling windows, elegant formal dining room accented by stately columns, wonderful living room with gas fireplace & open concept dining nook with access onto the backyard balcony. The gourmet maple kitchen is simply stunning & has rich custom cabinets & granite counters, large walk-in pantry & the upgraded stainless steel appliances include Bosch dishwasher & GE stove/convection oven. The relaxing owners' retreat has a big walk-in closet & sleek ensuite with skylight & tile floors, jetted tub & glassblock shower. The walkout level is beautifully finished with a 2nd bedroom with walk-in closet, full bathroom, an unbelievable amount of extra space for storage (or future home gym or workshop) & sensational games/rec room with fireplace, extensive built-ins & Murphy bed. Main floor also has a dedicated home office with glass French door & laundry room complete with sink, built-in cabinets & LG washer/dryer. New epoxy floors in garage & carpets in 2025, hot water tank replaced in 2019. The lucky residents of CHATEAUX ONE also don't need their lawn mower or shovel because grass cutting & snow removal are covered by the monthly maintenance fees & irrigation for the underground sprinkler system is also included. A truly outstanding home in this sought-after golf course community,

within walking distance to the golf course clubhouse & bus stops, only minutes to neighbourhood amenities & shopping, & easy access to major retail centers, Crowfoot Centre & LRT, top-rated schools & hospitals, University of Calgary & downtown.