



**4762 Hamptons Way NW
Calgary, Alberta**

MLS # A2139339



\$1,365,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,028 sq.ft.	Age:	2002 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Rectangular Lot, Vie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

WOW, Must see this Well-Appointed 2 Storey w/ Walkout Basement backing onto the Golf course with over 4300sq. ft. of fine living space in the sought-after Hamptons! | Recent upgrades: New driveway (2023), Newer Kitchen and laundry appliance (2022), New front patio (2022), A/C (2019) | 4+2 Beds & Den, 3.5 Baths Perfect Home for a Growing Family | Sunny South Front Exposure | High Ceilings on the Main Level & Basement | Gleaming Hardwood & Tile Flooring on the Main Level | Gourmet Kitchen with Central Island, Granite Countertops & SS Appliances | Built-in Speakers | Spiral Staircase with skylight above | Central A/C, 2 Furnaces, 2 Water Tanks | Developed Walkout Basement | Insulated Triple Tandem Attached Garage w/ Electric Heater | Close to Golf Course, The Hamptons School, Shopping, and Many Amenities! | *****CHECK OUT THE 3D VIRTUAL TOUR***** | Great Curb Appeal, this home has an appealing front porch with a stunning brick facade with a charming clay tile roof. You will be impressed once you walk in, the soaring 17.5 feet ceiling in the foyer and the elegant spiral staircase with skylight above. The Formal Living room with 2-storey high windows which introduce tons of natural light. The formal Dining Room leads you to a large Gourmet Kitchen with a central island, eating bar, granite countertops, SS Appliances, a corner pantry, and lots of cabinets for your storage. Large Family Room with a built-in bookcase w/ a gas fireplace and a comfortable window bench looking out to the golf course. A Sunny Nook can fit a big dining table for family meals and give access to the Deck. The Main Floor Den with a French door and built-in bookcase is great for your Home office. A Mud Room w/ Laundry & Sink, and a Half Bath complete this level. Going up the Circular staircase, it boasts a total of 4 bedrooms. Spacious Master Retreat has

an extra sitting area that looks at the beautiful green space w/ 3-way windows, a large walk-in closet w/ a window, and a luxurious 5pc Ensuite (Double Vanity, Jetted Tub, and a standing shower). 3 additional Bedrooms, two w/ a window bench and one looking at the golf course view. A 4 pc bath w/ double vanity and linen closet to complete this level. The fully developed Walkout Basement has a 9' high ceiling and offers a large Rec Room w/ a wet bar cabinet, and space for a mini fridge for your entertainment. A Nook area looks at your Backyard and leads to the covered patio. 2 additional Bedrooms w/ a closet, and a 4 pc Bath. This incredible home also offers a fully fenced Backyard with a covered patio and a Triple Tandem Attached Garage that is Heated & Insulated, ideal for a growing family. Great Location: Backs onto Golf Course and near to The Hamptons School, Minutes to Soccer Field, Tennis, Co-op, Superstore, Shopping & Many Other Amenities! Easy Access to Country Hills Blvd, Stoney Trail NW & Sarcee Trail NW! This home is filled with luxurious details and you will be amazed by its quality!