



\$ 938,000.00

## 4614 HAMPTONS WAY NW CALGARY

<https://paulbrinton.com>

Welcome to one of the most sought-after communities in the Northwest, Hamptons! This bright & immaculate family home is a 2567 sqft 2 storey with a triple attached garage, backing onto the Hamptons Golf Course and located on a luxurious high-end street. Entering the home you will be impressed with...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1155198

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 19:03:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Two Piece Bath:** 1

**Lot size:** 5221 sq ft

**Year built:** 2001

**Parking:** Triple Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** None

**Community Features:**

Clubhouse,Golf,Schools

Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Walk-In Closet(s)

**Total Parking:** 6

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** Other

**District:** CAL Zone NW

**Inclusions:** A brand new water softener in the mechanical room is a gift for the buyer, but it will be left as is and where is.

**Lot Features:** Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Corner Lot,Creek/River/Stream/Pond,No Neighbours Behind,Irregular Lot,Landscaped,Sloped Down



**Roof Type:** Clay Tile

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 26.56M 87`2"

**Living Area SF:** 2567.38

**Structure Type:** House

**Restrictions:** Easement Registered On Title,Restrictive Use Clause,Utility Right Of Way

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 373.14

**Photo Count:** 44

**Construction Materials:** Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Hamptons

**Lot Size Acres:** 0.12

