



\$ 1,690,000.00

## 9 HAMPTONS VIEW NW CALGARY

<https://paulbrinton.com>

Welcome to the exclusive gated community of VIA ULTIMA Hamptons, an enclave of 10 extra ordinary homes built by the award-winning builder Calbridge Homes. Perched above the Hamptons Golf Course with spectacular majestic views of the fairways and ponds, this 5-bedroom, 2 storey, with triple attached garage, boasts over 6,300...

- 5 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1152227

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-09 18:15:11

**Bathrooms:** 5

**Bedrooms Above Grade:** 4

**Date added:** 10/16/21

**Two Piece Bath:** 1

**Lot size:** 13369 sq ft

**Year built:** 2007

**Parking:** Triple Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Association Amenities:** Other

**Community Features:** Gated,Schools  
Nearby,Playground,Tennis Court(s),Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Beamed Ceilings,Built-in  
Features,Granite Counters,High  
Ceilings,Kitchen Island,No Smoking  
Home,Pantry,Recessed Lighting,Recreation  
Facilities

**Total Parking:** 6

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

**Fireplace Features:** Den,Gas,Living  
Room,Mantle,Master Bedroom,See Through

**Exterior Features:** Basketball  
Court,Courtyard,Fire Pit,Tennis Court(s)

**District:** CAL Zone NW

**Inclusions:** N/A

**Lot Features:** Back Yard,Backs on to  
Park/Green Space,Few Trees,Front Yard,Low  
Maintenance Landscape,No Neighbours  
Behind,Irregular Lot



**Roof Type:** Clay Tile

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

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Suite:** No

**Frontage Metres:** 49.18M 161`4"

**Living Area SF:** 4530.61

**Structure Type:** House

**Restrictions:** Utility Right Of Way

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 373.02

**Photo Count:** 48

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Gas  
Cooktop,Microwave,Oven-Built-In,Range  
Hood,Refrigerator,Washer/Dryer,Water  
Softener,Window Coverings

**Subdivision Name:** Hamptons

**Lot Size Acres:** 0.31

