

# \$1,099,000 - 4536 Hamptons Way Nw, Calgary

MLS® #A2231216

**\$1,099,000**

2 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.11 Acres

Hamptons, Calgary, Alberta

Welcome to the bungalow villas of the sought after community of The Hamptons. This home backs onto The Hamptons Golf Club, and is perched perfectly on the hill top providing breathtaking views. The main floor's 12 foot ceilings provide a luxurious atmosphere. Large windows and skylights flood the home with the warmth of natural lighting. Hardwood floors, stainless steel appliances, upgraded cabinets, and granite countertops makes preparing meals a pleasure. The spacious primary bedroom has large windows, with more incredible views. A large walk-in closet and ensuite complement this bedroom. The formal dining room area is perfect for family dinners and special occasions. The main floor office/den allows you to work from home with privacy. You decide whether to entertain guests on the main level, in the spacious, yet intimate living room, with a fireplace to keep a cozy feel in the winter months. Or, you invite your guests to the sizeable, open basement, with a second fire place, and plenty of built in cabinetry, adding to the luxurious feel of this home. The custom built Murphy bed in the basement makes it quick and easy to host extra guests overnight. The large attached double garage has a professionally finished concrete floor to park your vehicles on. This home is a part of a voluntary HOA - for a nominal fee, you can have your landscaping and snow removal taken care of, so you have more time for the golf course. Ideally situated, this property is just a short walk to The



Hamptons Golf Club, and close to shopping & other amenities, and easy access to Stoney Trail. Don't miss this opportunity - book your private viewing today!

Built in 1998

### Essential Information

MLS® #	A2231216
Price	\$1,099,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4536 Hamptons Way Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5H7

### Amenities

Amenities	Clubhouse, Park, Golf Course
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, On Golf Course
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	92
Zoning	R-CG
HOA Fees	170
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Solutions
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