

# \$1,199,000 - 4570 Hamptons Way Nw, Calgary

MLS® #A2220097

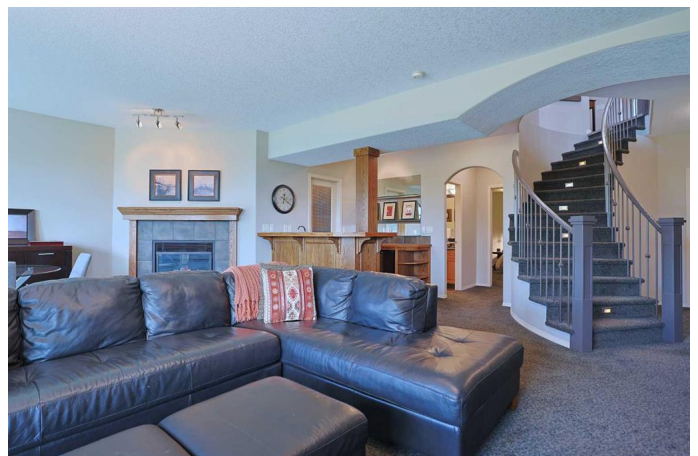
**\$1,199,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.11 Acres

Hamptons, Calgary, Alberta

Location, location, location! Backing onto the prestigious Hamptons golf course is this beautifully renovated home in Calbridge™'s exclusive villa complex of CHATEAUX ONE. Surrounded by sweeping views of the driving range, ponds & fairways, this incredible 3 bedroom + den walkout bungalow enjoys upgraded hardwood floors & granite countertops, fully-loaded custom kitchen with stainless steel appliances, 2 gas fireplaces & relaxing central air to keep you cool on those hot summer days & nights. Complemented by soaring 10ft ceilings & an expanse of windows, the main floor of this stately home boasts an airy & spacious living room with stone-facing fireplace, elegant formal dining room, dining nook with access onto the covered balcony & sleek chef™'s kitchen with granite counters & island with raised bar, soft-close doors/cabinets, walk-in pantry & stainless steel appliances including Bosch dishwasher, water filter & Samsung induction stove/convection oven. The inviting owners'™ retreat has wonderful views of the golf course, walk-in closet & ensuite with leathered granite counters & double vanities, towel warmer, glass shower, skylight & free-standing MAAX soaker tub. The walkout level " with multi-zoned infloor heating, is beautifully finished with 2 big bedrooms, another full bathroom with glass steam shower & leathered granite counters, tons of storage space & fantastic rec room with fireplace, wet bar with wine storage room & built-in entertainment



centre. Main floor home office with built-in bookcases & coffered ceilings. Main floor laundry room with sink & built-in cabinets, granite counters, 2 closets & LG washer & dryer. Additional features & extras include underground sprinklers, natural gas line for your BBQ on the balcony, stamped concrete patio, large 2nd skylight over the curved staircase, epoxy floors in the garage, new furnace in 2016, crown moldings, Toto toilets & Hunter Douglas blinds. The lucky residents of CHATEAUX ONE also donâ€™t need their lawn mower or shovel because grass cutting & snow removal are covered by the monthly maintenance fees + irrigation is also included. A truly sensational home in this truly amazing location, within walking distance to the golf course clubhouse & bus stops, just minutes to neighbourhood amenities & shopping, & easy access to major retail centers, Crowfoot Centre & LRT, top-rated schools & hospitals, University of Calgary & downtown. Welcome home!

Built in 2001

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2220097            |
| Price          | \$1,199,000         |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,716               |
| Acres          | 0.11                |
| Year Built     | 2001                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4570 Hamptons Way Nw |
| Subdivision | Hamptons             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 6B6              |

### **Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | None                                       |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                          |

### **Interior**

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Steam Room |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                    |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Recreation Room, Stone, Tile                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                             |

### **Exterior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard                                                                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, Greenbelt, On Golf Course, Underground Sprinklers |
| Roof              | Clay Tile                                                                                                                                                                       |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                                 |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 17th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 2    |
| Zoning         | R-CG |
| HOA Fees       | 170  |
| HOA Fees Freq. | MON  |

**Listing Details**

Listing Office            Royal LePage Benchmark

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