

**4642 Hamptons Way NW  
Calgary, Alberta**

**MLS # A2173724**



**\$999,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,438 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE: Sat Oct 19, 12noon to 3pm\*\*** Across from the golf course & backing onto a greenbelt is this wonderful home in the highly sought-after estate neighbourhood of Hamptons. Offering 3 levels of upscale living, this fully finished Janssen Homes two storey enjoys a total of 5 bedrooms + den, beautiful kitchen with granite counters & stainless steel appliances, 3.5 bathrooms & walkup level with oversized windows. Drenched in warm natural light, this outstanding home has a sunny Southwest-facing living room with soaring 17ft ceilings, elegant formal dining room, open concept dining nook & sleek kitchen with walk-in pantry, tile floors & the appliances include Whirlpool gas stove/convection oven. The family room has 17ft ceilings, built-in cabinets & 3-sided gas fireplace. Total of 4 bedrooms up highlighted by the expansive owners' retreat with sitting area & views of the greenbelt, big walk-in closet & jetted tub ensuite with separate shower & tile floors. The finished walkup level - with large windows, is finished with 5th bedroom & another full bath, storage/utility room & games/rec room with access up to the backyard. Main floor laundry with built-in cabinets & GE washer/dryer, dedicated home office with French doors, Hunter Douglas blinds, 2 furnaces, Ecobee thermostat, concrete tile roof & great-sized backyard deck with gas BBQ line. A truly fantastic home in this popular Northwest Calgary golf course community, only a few short minutes to the golf course clubhouse & bus stops, Hamptons School & area shopping, with quick & easy access to University of Calgary & Foothills Medical Centre, major retail centres & downtown.