



THE
A-TEAM

**RE/MAX
FIRST**

55 PANORAMA HILLS Point, Calgary T3K 5B9

MLS® #: **A2120366**

Area: **Panorama Hills**

Listing Date: **04/05/24**

List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**
Lot Information
Lot Sz Ar: **5,737 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,351**
Low Sqft:
Ttl Sqft: **2,351**

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **440**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Entrance**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	10`6" x 9`4"
Family Room	Main	14`7" x 13`7"
2pc Bathroom	Main	5`9" x 4`10"
Kitchen	Main	11`1" x 13`6"
Living Room	Main	15`10" x 11`6"
Bedroom	Second	8`11" x 11`8"
4pc Bathroom	Second	8`6" x 7`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	10`6" x 8`11"
Entrance	Main	7`8" x 11`8"
Breakfast Nook	Main	10`4" x 13`6"
Dining Room	Main	11`10" x 10`8"
Bedroom	Second	9`3" x 13`1"
Walk-In Closet	Second	8`5" x 4`3"
Bedroom - Primary	Second	23`6" x 12`6"

Walk-In Closet	Second	9`1" x 4`11"	5pc Ensuite bath	Second	10`5" x 13`10"
Bedroom	Lower	12`10" x 11`3"	4pc Bathroom	Lower	8`7" x 5`3"
Living Room	Lower	33`1" x 13`3"	Furnace/Utility Room	Lower	21`0" x 18`2"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1	
Legal Desc:	9910401	Remarks

Pub Rmks:	<p>Welcome to your next home here! It backs on to the Country Hills golf course in the Estate of Panorama Hills at cul-de-sac location. The house looks impressive with stucco and stone exterior. A wide entrance opens to a SOARING HIGH ceiling front with living room, dining room and IMPOSING CURVED STAIRS. Wide open kitchen, granite counter tops, stainless steel appliances and Breakfast Island. Next to it is the breakfast nook with double doors open to the rear deck. Just outside the kitchen is a gorgeous deck with so not to obstruct the views of the beautiful golf course, Private, Quiet and Serene. There is a great den at the Main floor with double doors perfect for the home office, 1/2 bath and laundry room complete this floor. Upstairs you will find the master retreat with views, walk in closet and large en-suite with steam shower. You'll also find 2 more good sized rooms and a full bath on this level. The professionally finished basement is an entertainer's dream. There is also a 4th bedroom plus a full bathroom. Many updates: Washer and Dryer in 2020, Roof shingles in 2020, all Toilets in 2024 and Garage door with windows in 2014. Book a showing to come in and view this beautiful home, you won't be disappointed!</p>
Inclusions:	Garage Control(s), Window Coverings, Garage Door Opener, vacuum system (Sold As IS never use)
Property Listed By:	TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











