



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 PANORAMA HILLS Heights, Calgary T3K 5P1**

MLS® #: **A2122474**

Area: **Panorama Hills**

Listing Date: **04/12/24**

List Price: **\$1,088,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,843 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,620**  
Low Sqft:  
Ttl Sqft: **1,620**

DOM

**37**

Layout

Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Irregular Lot,Views**  
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),French Door,Granite Counters,Kitchen Island,Pantry,Quartz Counters,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| Living Room      | Main     | 13`4" x 13`2"  |
| Dining Room      | Main     | 13`0" x 10`0"  |
| Den              | Main     | 11`5" x 9`0"   |
| Family Room      | Basement | 17`0" x 15`10" |
| Bedroom          | Basement | 12`3" x 11`10" |
| 4pc Ensuite bath | Main     | 0`0" x 0`0"    |
| 2pc Bathroom     | Main     | 0`0" x 0`0"    |

| Room              | Level    | Dimensions    |
|-------------------|----------|---------------|
| Kitchen           | Main     | 14`5" x 13`0" |
| Breakfast Nook    | Main     | 8`9" x 7`10"  |
| Bedroom - Primary | Main     | 15`0" x 12`6" |
| Bedroom           | Basement | 12`9" x 10`5" |
| Den               | Basement | 13`0" x 11`0" |
| 4pc Bathroom      | Basement | 0`0" x 0`0"   |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0210480**

Remarks

Pub Rmks: **Welcome to this Breathtaking Bungalow with a Fully Finished Walk-Out Basement, backing onto Green Space with Unobstructed Views of the West and TONS of Recent Upgrades! | Featuring 1+2 Beds, 2 Dens, and 2.5 Baths w/ 2,908 sq.ft. of Fine Living Space! | Sunny East Front Exposure and West Backyard w/ Green Space & Scenic Views | RECENT UPGRADES INCLUDE: New Sunroom (2023), Updated Ensuite (2020), All Faucets (2020), Low Maintenance Synthetic Turf (2022), Concrete Sidewalk (2021), Hot water tankP (2021), Painted Acrylic Stucco (2022) | Shingles (2012) | Backyard Patio and Pergola (2021) | 220V EV Plug-in for Electric cars in Garage | High Vaulted Ceiling on the Main Floor | Gleaming Hardwood Flooring throughout Main Level | Quartz Countertops in Bathrooms | Granite Countertops in the Kitchen & Wet Bar | Built-in Ceiling Speakers in the Living Room and Master Bedroom | CENTRAL A/C | Sprinkler System | Double Attached Garage (Insulated) | \*\*\* CHECK OUT THE 3D VIRTUAL TOUR \*\*\* | Step Inside this Beautiful Home and you will be Welcomed with a Spacious Entry showcasing a 13 ft. Vaulted Ceiling. The Den includes Built-in Bookshelves, a Large Bay Window and a French Door. Enjoy Family Gatherings in the Formal Dining Room, and an Open Kitchen featuring a Centre Island with Granite Countertops and Raised Eating Bar. Kitchen also includes a Walkthrough Pantry (leading to the Mud Room) and Additional Shelving for Maximum Storage Space. The Living Room features a Gas Fireplace, Large Window with Views, and is adjacent to the Nook leading to the new Sunroom. Enjoy AMAZING VIEWS TO THE WEST in the Sunroom with Family & Friends! The Master Bedroom includes more Terrific Views and contains a 4pc Upgraded Ensuite (Double Vanity, Quartz Countertops & Standup Shower), and Walk-in Closet. Main Level Laundry in the Mud Room and a Half Bath Complete this Level. The Fully Finished Walkout Basement features in floor heating, a Bright Family Room w/ Gas Fireplace and access to the Private Backyard. 2 Good-Sized Bedrooms, 2nd Den, Wet Bar, and Furnace Room offering Tons of Storage Space w/ Additional Shelves, Sink, and Workshop Bench complete the Basement. Outdoor Activities can be Enjoyed in your Private Low-Maintenance Fully Fenced Landscaped Backyard and features Synthetic Turf, Sprinkler System, Extended Patio, and Pergola. There's a Walking Path accessible from your Backyard with No Neighbors behind. Enjoy the Views to the West All Year Around! Minutes to Schools, Shopping, Cinema, Public Transit, Golf Club, and many other Amenities! Easy Access to Country Hills Blvd, Beddington Trail NW, and Stoney Trail NW! Don't miss out on this Rare Gem! Come and See this Great Property Today!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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





















