



THE
A-TEAM

**RE/MAX
FIRST**

1108 PANORAMA HILLS Drive, Calgary T3K 5V6

MLS® #: **A2126459**

Area: **Panorama Hills**

Listing Date: **04/26/24**

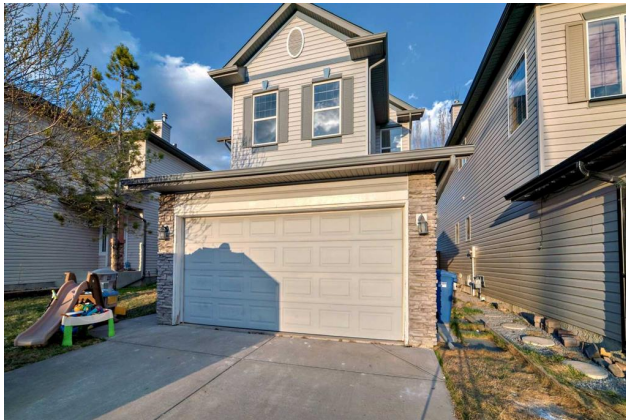
List Price: **\$729,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,273 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,705**
Low Sqft:
Ttl Sqft: **1,705**

DOM

23

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`10" x 10`7"
Living Room	Main	14`1" x 14`7"
Mud Room	Main	8`10" x 6`1"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Upper	14`5" x 12`1"
4pc Bathroom	Upper	5`0" x 8`1"
Bedroom	Upper	8`11" x 11`7"

Room	Level	Dimensions
Dining Room	Main	11`0" x 7`7"
Kitchen	Main	11`7" x 14`6"
Laundry	Main	7`0" x 5`8"
4pc Bathroom	Upper	11`3" x 8`6"
Walk-In Closet	Upper	4`11" x 5`1"
Bedroom	Upper	8`11" x 11`7"
Bonus Room	Upper	13`6" x 12`3"

3pc Bathroom Bedroom	Basement Basement	5`6" x 7`6" 8`3" x 13`8"	Bedroom	Basement	11`11" x 12`10"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-1			
Legal Desc:	0214229	Remarks			
Pub Rmks:	Superb location, right across from Panorama Hills School, welcome to this totally renovated single family home in prestige Panorama Hills. It features no carpet in the house, new paint, tiles on the main floor and laminated floor on the stairs and upper and lower levels, wood spindle railing on the stairs, quartz counter tops in the kitchen and washrooms, and double front attached garage. Upper floor has 3 good size bedrooms large ensuite with separated shower and large tub, and large and sunny bonus room. Main floor with large living room, corner gas fireplace, spacious kitchen and eating area, sliding door to large deck, and functional laundry room. Fully finished basement with 2 extra bedrooms and 1 full bathroom. It is steps away from school, closes to playground, public transits, Vivo, Superstore, and easy access to all major roads. ** 1108 Panorama Hills Drive NW **				
Inclusions:	N/A				
Property Listed By:	Century 21 Bravo Realty				

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





