



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**67 PANAMOUNT Circle, Calgary T3K 0C7**

MLS®#: **A2134639**      Area: **Panorama Hills**      Listing Date: **05/23/24**      List Price: **\$789,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$50k, 11-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **4,036 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,288**  
 Low Sqft:  
 Ttl Sqft: **2,288**

DOM

**33**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**      Flooring: **Hardwood, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener**  
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Skylight(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 16`9"	Dining Room	Main	12`11" x 10`1"
Kitchen	Main	12`11" x 12`0"	Office	Main	8`11" x 10`0"
Pantry	Main	4`0" x 8`8"	Laundry	Main	8`10" x 8`6"
Bedroom - Primary	Second	17`7" x 13`0"	Bedroom	Second	9`11" x 12`1"
Bedroom	Second	12`1" x 11`0"	Bonus Room	Second	18`0" x 13`3"
4pc Ensuite bath	Second	9`0" x 11`7"	4pc Bathroom	Second	8`11" x 4`11"
Bedroom	Basement	9`4" x 12`7"	Bedroom	Basement	9`3" x 16`5"

**4pc Bathroom  
Kitchen**

**Basement  
Basement**

**4`11" x 8`0"  
16`1" x 6`5"**

**Family Room  
2pc Bathroom**  
Legal/Tax/Financial

**Basement  
Main**

**16`1" x 10`0"  
4`11" x 5`0"**

Title:  
**Fee Simple**  
Legal Desc:

**0710152**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Price Reduced!!! This is a dream home with so many upgrade: 9 ft ceiling, Central Air Conditioning, Granite Countertop, stainless steel appliances. Many updates has been done last year: new paint of the whole house, all carpet has been replaced by new luxury vynal floor. Over 3100 sq ft of professionally developed living space. It is within walking distance from 3 schools on a very quiet, friendly street. Very open floor plan, with gleaming hardwood, main den/office & gas fireplace. Kitchen features Extended cabinets, raised eating bar, walkthrough pantry & upgraded stainless steel appliance package with brand new gas stove and hood fan. Upstairs boasts a huge bonus room & vaulted ceiling. Large master with walk in closet and 4 piece ensuite. Cardel built basement features a 4th and 5th bedroom, 4 piece bath and huge family room with a small kitchen and 2nd laundry room. Double oversized attached garage. Enjoy entertaining & gas line BBQ's on your sunny SOUTH deck. Many more upgrades, including, a water softener system, light fixtures, and a zone heating system, new toilet, new faucets. Close to shopping and easy access to Stoney Trail. Book your viewing today!**

Inclusions:  
Property Listed By:

**N/A  
Homecare Realty Ltd.**

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







