



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**219 PANAMOUNT Circle, Calgary T3K 0G9**

MLS®#: **A2135389**

Area: **Panorama Hills**

Listing Date: **07/23/24**

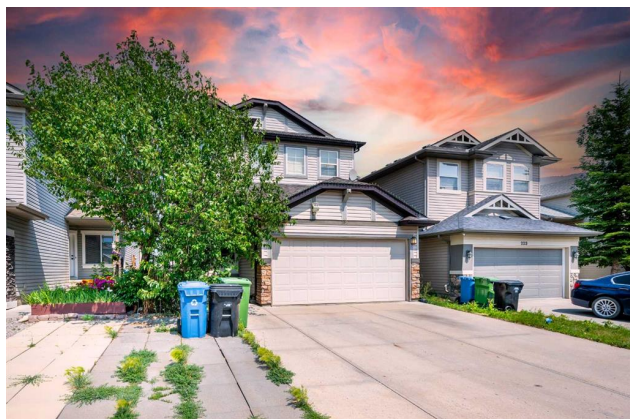
List Price: **\$885,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,864 sqft**  
Lot Shape:

Access:

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

DOM

**86**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **Granite Counters,Kitchen Island,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Upper	10`11" x 9`6"
Bedroom	Upper	12`10" x 10`11"
4pc Ensuite bath	Upper	8`1" x 10`3"
Foyer	Main	6`11" x 19`2"
Laundry	Main	7`10" x 6`2"
Office	Main	11`2" x 12`2"
3pc Bathroom	Basement	8`0" x 10`10"

Room	Level	Dimensions
4pc Bathroom	Upper	7`8" x 5`2"
Bedroom - Primary	Upper	13`7" x 12`9"
Dining Room	Main	10`8" x 9`5"
Kitchen	Main	10`8" x 11`8"
Living Room	Main	16`3" x 18`1"
Loft	Upper	19`8" x 14`2"
Bedroom	Basement	10`11" x 14`9"

**Bedroom  
Kitchen**

**Basement  
Basement**

**10`11" x 12`0"  
8`10" x 2`8"**

**Family Room**

**Basement**

**12`11" x 18`7"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-1N**

**0613527**

Remarks

Pub Rmks:

**Welcome to this beautiful family home in desirable Panorama Hills! Close to the schools, parks, shopping, and transit, this home is sure to impress! The home has a walkout and legalized secondary suite. It features Hardwood, Ceramic Tile and Laminate floors throughout the main and upper floors, a 9-foot main floor and basement, a high ceiling in the foyer, spindle railing on the stairs, granite countertops in the kitchens, and a huge deck. And front garage!!! The main floor has a large living room with a gas fireplace, a flex room, an open kitchen, and a nook with a sliding door to the deck. The upper floor has 3 bedrooms: a large main bedroom, an ensuite with a separate shower and bathtub, and a sunny and bright bonus room with a vaulted ceiling. The walkout basement has been fully finished and legalized as a suite. It has two good-sized bedrooms, a large family room, a full bathroom, and a kitchen.**

Inclusions:

Property Listed By:

**None**

**URBAN-REALTY.ca**

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