



THE
A-TEAM

**RE/MAX
FIRST**

52 PANATELLA Gate, Calgary T3K 6C7

MLS®#: **A2140026** Area: **Panorama Hills** Listing Date: **06/10/24** List Price: **\$719,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,816**
 Lot Information
 Lot Sz Ar: **3,831 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,816**

Access:
 Lot Feat: **Back Yard,Front Yard,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Lighting,Rain Gutters** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`9" x 9`0"	2pc Bathroom	Main	3`3" x 7`7"
Living Room	Main	16`8" x 15`11"	Dining Room	Main	9`3" x 13`5"
Kitchen	Main	8`10" x 15`4"	Pantry	Main	4`0" x 4`4"
Bedroom - Primary	Upper	11`9" x 15`5"	4pc Ensuite bath	Upper	7`7" x 10`5"
Walk-In Closet	Upper	7`7" x 4`8"	Hall	Upper	4`11" x 15`10"
Bedroom	Upper	11`8" x 10`10"	4pc Bathroom	Upper	5`1" x 8`9"
Laundry	Upper	5`6" x 8`9"	Bedroom	Upper	10`4" x 11`3"

Family Room
Furnace/Utility Room
3pc Bathroom

Upper
Basement
Basement

16`5" x 11`8"
10`11" x 18`11"
4`11" x 7`4"

Game Room
Bedroom

Basement
Basement

14`9" x 17`7"
11`4" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0414369

Remarks

Pub Rmks:

Welcome to your dream home in the highly desirable community of Panorama Hills! This beautiful original owner residence offers over 2,400 square feet of wonderfully developed living space, combining style, comfort, and functionality to perfection. You'll appreciate the added comfort of air conditioning throughout the home! Step inside to be greeted by a warm and inviting foyer that leads to a bright and open concept layout. The spacious living room features a central fireplace, creating a cozy atmosphere perfect for relaxing and entertaining. The kitchen, equipped with a corner pantry, ample counter space, and sleek stainless steel appliances, is perfect for all your culinary endeavors. Adjacent to the kitchen, the large dining nook is ideal for family meals and entertaining guests. A convenient half bath on this level adds to the home's thoughtful design. The second level boasts a large bonus room with vaulted ceilings, providing a versatile space for a family room or entertainment area. Two spacious secondary bedrooms share a full 4-piece main bath, ensuring comfort and convenience. The beautiful primary suite, also with vaulted ceilings, includes a walk-in closet and a lovely ensuite with a separate tub and shower. A handy laundry room on this level makes chores a breeze. The fully developed and permitted basement offers a large recreation area, a fourth bedroom, and a third full bathroom, providing additional living space and flexibility for various needs. Panorama Hills is a vibrant, family-friendly community surrounded by schools, amenities, and transit options. Residents enjoy access to an exclusive community centre featuring a BBQ area, playground, splash park, and much more. Seize the opportunity to live in this sought-after community today!

Inclusions:
Property Listed By:

Blinds
Real Broker

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













