



THE
A-TEAM

**RE/MAX
FIRST**

123 PANTON Landing, Calgary T3K0W4

MLS®#: **A2142661** Area: **Panorama Hills** Listing Date: **06/26/24** List Price: **\$1,050,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **5,564 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,212**
 Low Sqft:
 Ttl Sqft: **3,212**

DOM
8
Layout
 Beds: **6 (4 2)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Washer/Dryer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`1" x 5`2"	Breakfast Nook	Main	10`0" x 10`0"
Dining Room	Main	12`0" x 9`5"	Foyer	Main	7`1" x 8`3"
Kitchen	Main	17`0" x 15`9"	Laundry	Main	7`1" x 7`4"
Living Room	Main	10`5" x 13`9"	Office	Main	12`0" x 9`5"
3pc Ensuite bath	Second	5`2" x 9`1"	5pc Bathroom	Second	5`0" x 11`3"
5pc Ensuite bath	Second	11`0" x 13`5"	Bedroom	Second	12`1" x 10`1"

Bedroom Second 12`1" x 11`0"
Family Room Second 9`8" x 11`2"
Walk-In Closet Second 11`0" x 8`5"
4pc Bathroom Basement 8`1" x 5`0"
Bedroom Basement 12`6" x 9`8"
Game Room Basement 16`4" x 15`4"

Bedroom Second 14`2" x 15`7"
Bedroom - Primary Second 21`0" x 23`9"
4pc Bathroom Basement 8`0" x 5`0"
Bedroom Basement 9`1" x 11`7"
Kitchen Basement 6`3" x 11`0"
Game Room Basement 17`5" x 21`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1111552**

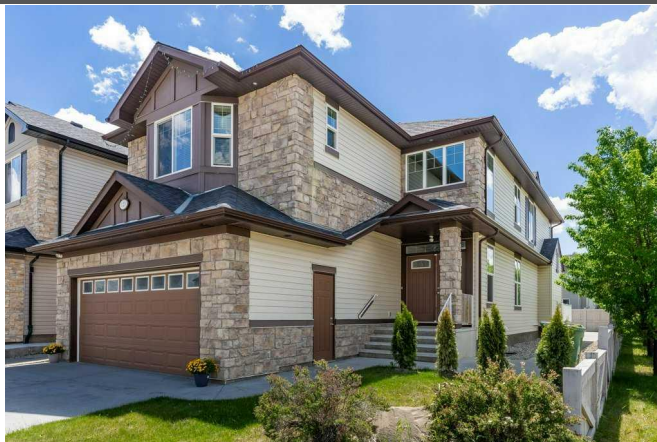
Zoning: **R-1N**

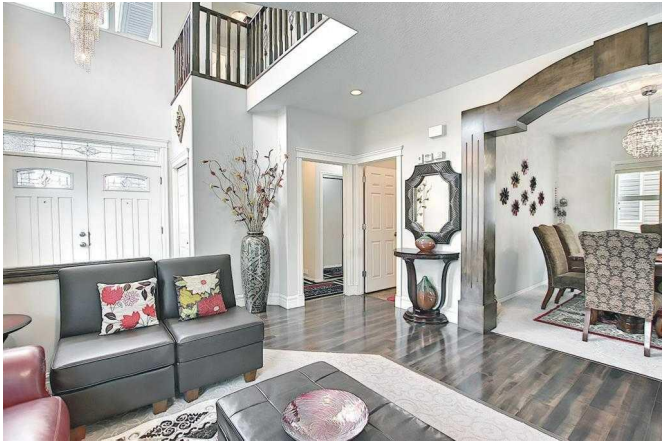
Remarks

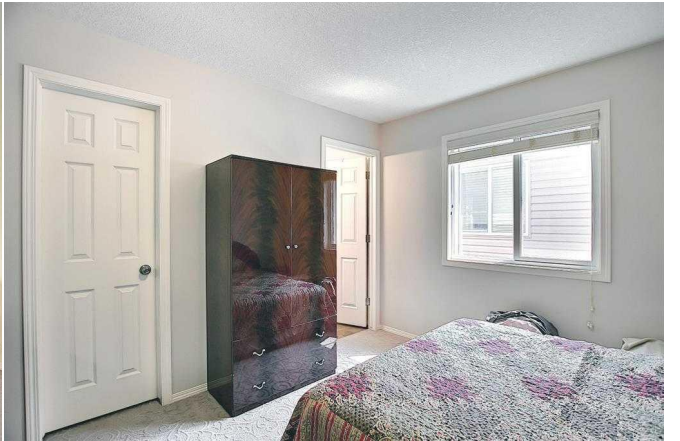
Pub Rmks: Discover executive living in this upgraded home with over 4500 sq ft of space. It features 4 bedrooms upstairs (including a HUGE MASTER BEDROOM) and a bonus room. The open-concept layout includes an impressive kitchen with expansive counters, abundant cabinetry, granite countertops, premium stainless-steel appliances, and a spice kitchen. The breakfast nook leads to a deck and cemented backyard with lawn, perfect for summer gatherings. The main floor offers a spacious loft, formal dining area, office, and full bathroom. The upper floor boasts 4 bedrooms, a bonus room, and a luxurious owner's retreat with an oversized walk-in closet, soaker tub, double vanities, and separate shower. The basement includes a media room, full bathroom and a separate entrance to 2-bedrooms with kitchen, full bath, and family room. An oversized double car garage, corner lot, and quiet cul-de-sac complete this exceptional property. Don't miss out—contact your Realtor today for a private showing. Offers will be reviewed on Wednesday 03July 2024 at 8:00PM All offer to be submitted by 6:00PM. Seller reserves the right to accept an offer prior to the presenting date.

Inclusions: 2 additional Fridges , 2 additional Stoves , 2 additional Microwaves, one additional set of washer dryer and 1 combo washer dryer
Property Listed By: eXp Realty

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









123 Panton Landing NW, Calgary, AB

1st Floor Exterior Area 1473.82 sq ft
Excluded Area 498.38 sq ft



PREPARED: 2024/06/21

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



123 Panton Landing NW, Calgary, AB

2nd Floor Exterior Area 1736.31 sq ft
Excluded Area 89.83 sq ft



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Basement (Below Grade) Exterior Area 1354.79 sq ft



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