



THE
A-TEAM

**RE/MAX
FIRST**

196 PANAMOUNT Circle, Calgary T3K0G9

MLS®#: **A2144273** Area: **Panorama Hills** Listing Date: **06/25/24** List Price: **\$780,000**
 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: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,310**
 Low Sqft:
 Ttl Sqft: **2,310**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Granite Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`7" x 9`11"
Kitchen	Main	10`8" x 9`8"
2pc Bathroom	Main	6`6" x 3`1"
5pc Ensuite bath	Second	14`4" x 9`1"
Bedroom	Second	9`10" x 9`10"
4pc Bathroom	Second	8`0" x 4`10"
Flex Space	Second	8`7" x 8`6"

Room	Level	Dimensions
Family Room	Main	14`3" x 11`3"
Dining Room	Main	12`6" x 8`2"
Bedroom - Primary	Upper	13`4" x 13`3"
Walk-In Closet	Second	11`3" x 6`2"
Bedroom	Second	11`2" x 9`11"
Laundry	Second	6`1" x 5`3"
Bonus Room	Second	19`11" x 14`5"

Family Room
Dining Room
3pc Bathroom

Basement
Basement
Basement

22`6" x 12`7"
10`9" x 6`8"
7`10" x 4`10"

Kitchenette
Bedroom
Laundry

Legal/Tax/Financial

Basement
Basement
Basement

10`3" x 8`0"
11`11" x 10`10"
6`4" x 4`6"

Title:
Fee Simple
Legal Desc:

0613527

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this fully finished home, situated within the established community of Panorama Hills, boasting 2310sqft of above grade, AND 1320 sqft of lower grade living space! This property is a great option for growing families. An open-concept kitchen, with stainless steel appliances, a gas cook-top, finished with granite counter tops, and an island that doubles up as a breakfast bar. The main-floor is finished with a patio exiting to an oversized deck facing a sunny south rear fenced yard. Lastly, a double-sided fireplace providing a layout design that allows for separation to a great den/office option. Upstairs, top-floor, you will find a massive bonus room, the convenience of upper-floor laundry, a primary bedroom with a walk-in closet and a large 5 pc-ensuite. Two other bedrooms complete this floor. The lower level is with another generously sized bedroom, 1 -3pc bathroom, utility room has washer and dryer hook-ups, a large built-in bar with shelving cabinets, and a sink. This location is extremely connected to all you need, major retailers, Vivo Recreation center, schools, playgrounds, and parks all nearby! Quick access to Country Hills, Stoney Trail and Harvest Hills Blvd. Don't delay and book a showing today!

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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













