



THE
A-TEAM

**RE/MAX
FIRST**

208 PANTON Road, Calgary T3K 0Z2

MLS®#: **A2149522**

Area: **Panorama Hills**

Listing Date: **07/18/24**

List Price: **\$988,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,553 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,451**
Low Sqft:
Ttl Sqft: **2,451**

DOM

60
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 11`5"	Kitchen	Main	13`0" x 11`5"
Dining Room	Main	14`5" x 9`2"	2pc Bathroom	Main	4`11" x 4`8"
Office	Main	9`10" x 6`2"	Bedroom	Upper	15`4" x 12`4"
5pc Ensuite bath	Upper	12`1" x 10`6"	Walk-In Closet	Upper	12`1" x 6`1"
Bedroom	Upper	13`9" x 10`8"	Walk-In Closet	Upper	4`7" x 4`7"
Bedroom	Upper	14`11" x 10`11"	Walk-In Closet	Upper	4`8" x 3`6"
4pc Bathroom	Upper	8`11" x 4`11"	Laundry	Upper	7`8" x 5`1"

Bonus Room
Game Room
Bedroom
Balcony

Upper
Basement
Basement
Upper

14`6" x 12`4"
20`4" x 11`4"
11`11" x 10`1"
11`8" x 10`3"

Family Room
Bedroom
4pc Bathroom

Basement
Basement
Basement

15`3" x 10`1"
11`7" x 8`6"
9`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410793

Zoning:
R-1N

Remarks

Pub Rmks: **Experience luxury living in this stunning 2 storey WALKOUT home in panorama with 5 bedrooms, 3.5 bath home boasting over 3300 sqft of developed living space backing onto greenspace, ensuring privacy and serene views. This home is packed with high-end upgrades including a chef's kitchen featuring full-height cabinets, KitchenAid appliances including a 6-burner gas stove with professional hood fan, built-in wall oven, microwave, granite countertops, and a large island. A walk-through pantry connects the kitchen to the mudroom and garage for added convenience. The main floor includes a den with a built-in computer desk, ideal for remote work, and a living room accented by a fireplace set against a stunning full-height stone wall. The dining room offers 180-degree views of the greenspace, and adjacent to the nook, a large deck provides the perfect setting for BBQs and outdoor entertaining. Upstairs, you'll find three bedrooms and a large bonus room with vaulted ceilings adding to the home's spacious feel. The master suite boasts a luxurious 5-piece ensuite with a standing shower, soaker tub, and dual vanities. The additional bedrooms are generously sized and share a conveniently located upper-level laundry room. The walkout basement enhances this home's living space with a wet bar, two additional bedrooms, and a large rec room, perfect for family gatherings and entertainment. This home combines grandeur with comfort and is ideally situated for enjoying both indoor and outdoor living at its best. Convenient access to stoney trail and close to schools, parks and amenities.**

Inclusions:
Property Listed By:

N/A
2% Realty

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













