



THE
A-TEAM

**RE/MAX
FIRST**

21 PANORAMA HILLS Way, Calgary T3K 5J1

MLS®#: **A2149591**

Area: **Panorama Hills**

Listing Date: **10/14/24**

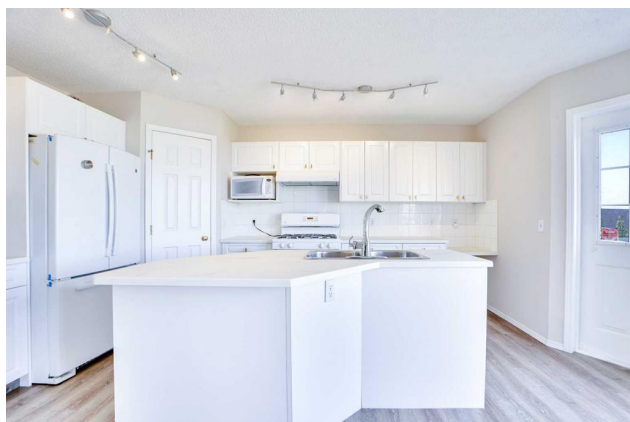
List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **2,056**

Low Sqft:

Ttl Sqft: **2,056**

Lot Information

Lot Sz Ar: **5,242 sqft**

Lot Shape: **1**

DOM

68

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Irregular Lot**

Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Fireplace(s),Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Gas Stove,Refrigerator,Washer/Dryer**

Int Feat: **Bookcases,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`3" x 17`3"
Family Room	Main	19`10" x 17`3"
Bedroom - Primary	Second	15`4" x 15`1"
Bedroom	Second	10`0" x 11`11"
4pc Bathroom	Second	5`0" x 9`0"
Game Room	Lower	20`3" x 15`9"

Room	Level	Dimensions
Dining Room	Main	13`2" x 9`6"
Living Room	Main	13`1" x 12`8"
Bedroom	Second	11`1" x 14`5"
4pc Ensuite bath	Second	12`9" x 15`8"
2pc Bathroom	Main	4`6" x 5`0"
Bedroom	Lower	9`5" x 11`10"

Bedroom
Kitchen

Lower
Lower

10`6" x 14`4"
9`2" x 6`7"

4pc Bathroom

Lower

6`0" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9912830

Remarks

Pub Rmks: **Open House Saturday Oct 19 & 20 2-4. Newly renovated! This stunning former Shane Home boasts 2056 sq ft of beautifully updated living space. With 3 spacious bedrooms and a finished walkout basement featuring a 2-bedroom illegal suite complete with a cozy fireplace, this property is a must-see! Step into the inviting great room, highlighted by a corner gas fireplace adorned with a stylish green ceramic tile slate hearth. The main floor offers a separate dining and living room, perfect for entertaining. Enjoy movie nights with the full wall entertainment unit and built-in speaker system throughout the main level. The master bedroom features an ensuite bath for added convenience, while the kitchen shines with upgraded spotlights and elegant lighting in the dining area. You'll appreciate the massive 22x22 insulated and heated garage, perfect for any DIY enthusiast or extra storage needs. The finished walkout basement includes a full-size bathroom and another gas fireplace, making it an ideal retreat. This non-smoking home combines luxury and comfort—don't miss out! Schedule your viewing today!**

Inclusions: **NA**
Property Listed By: **URBAN-REALTY.ca**

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



