



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 PANORAMA HILLS Way, Calgary T3K 5J1**

MLS®#: **A2149591**

Area: **Panorama Hills**

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

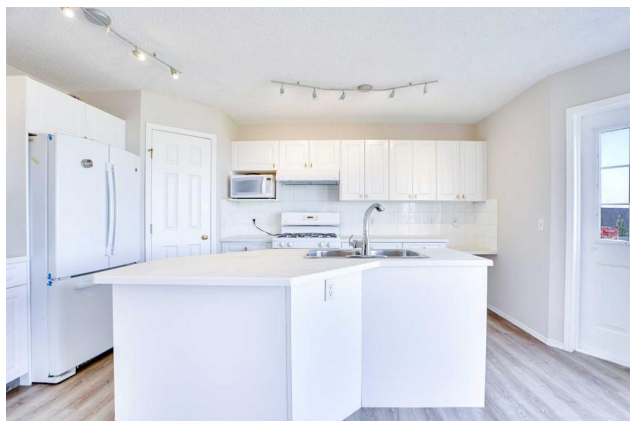
List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **5,242 sqft**  
Lot Shape: **1**

Finished Floor Area  
Abv Sqft: **2,056**  
Low Sqft:  
Ttl Sqft: **2,056**

DOM

**38**  
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
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 17`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`10" x 17`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`4" x 15`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 9`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>20`3" x 15`9"</b>

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

**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**



