



THE
A-TEAM

**RE/MAX
FIRST**

126 PANAMOUNT Street, Calgary T3K 0A4

MLS®#: **A2149830**

Area: **Panorama Hills**

Listing Date: **07/15/24**

List Price: **\$790,000**

Status: **Active**

County: **Calgary**

Change: **-\$59k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,443**
Low Sqft:
Ttl Sqft: **2,443**

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

DOM

63
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"
Dining Room	Main	14`3" x 10`10"
Kitchen	Main	17`10" x 10`0"
Mud Room	Main	9`8" x 8`7"
4pc Ensuite bath	Upper	14`9" x 9`1"
Bedroom	Upper	12`0" x 10`7"
Laundry	Upper	7`7" x 5`10"

Room	Level	Dimensions
Den	Main	11`2" x 10`1"
Foyer	Main	11`7" x 5`4"
Living Room	Main	14`11" x 16`10"
4pc Bathroom	Upper	9`2" x 5`1"
Bedroom	Upper	12`3" x 11`2"
Family Room	Upper	18`2" x 17`9"
Bedroom - Primary	Upper	16`7" x 17`2"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

10`6" x 5`0"
10`7" x 13`1"
17`1" x 20`7"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

10`7" x 11`3"
5`10" x 8`3"
11`1" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0514377

Remarks

Pub Rmks: **A beautiful 3 + 2 bedroom home with a separate entrance for developed (illegal) basement. This impeccably upgraded home boasts a wealth of luxurious features, including a huge family room, exquisite granite countertops, soaring 9-foot ceilings, custom kitchen cabinetry, stainless steel appliances, and elegant hardwood and carpet flooring. Thoughtfully designed with meticulous attention to detail, this residence is situated in an ideal neighborhood of Panorama Hills NW with plenty of plazas and schools around. Noteworthy highlights include a skylight, vaulted ceiling in the bonus room, convenient walk-through pantry, upper-floor and basement separate laundry facilities, and a distinctive cantilevered fireplace. The master suite offers a lavish ensuite bathroom, complemented by custom blinds and drapes throughout. Each element reflects a commitment to both style and functionality, making this home truly exceptional.*****VIRTUAL TOUR OF HOME AVAILABLE IN THE LINK OF THE LISTING*******

Inclusions:
Property Listed By:

**Fridge, Electric Stove, Washer
RE/MAX Complete Realty**

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











