



THE
A-TEAM

**RE/MAX
FIRST**

23 PANTON Way, Calgary T3K 0X7

MLS®#: **A2151031** Area: **Panorama Hills** Listing Date: **07/19/24** List Price: **\$725,000**
 Status: **Active** 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: **3,379 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,764**
 Low Sqft:
 Ttl Sqft: **1,764**

DOM

59
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
5pc Ensuite bath	Second	
Living Room	Main	11`1" x 17`8"
Bedroom	Second	9`9" x 9`11"
Bonus Room	Second	15`11" x 13`3"

Room	Level	Dimensions
4pc Bathroom	Second	
Kitchen	Main	11`2" x 12`4"
Mud Room	Main	6`11" x 9`3"
Bedroom	Second	9`9" x 9`11"
Bedroom - Primary	Second	11`10" x 14`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1113400

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this immaculately maintained family home nestled in the heart of Panorama Hills, a friendly NW community. Upon entering, you are greeted by hardwood and tile floors and a spacious main floor with 9' ceilings and a large front closet and a sunken mudroom complete with a built-in bench, powder room, and convenient access to the double attached garage. The kitchen is thoughtfully designed with an open layout flowing into the dining and living areas, where a cozy gas fireplace with a tile surround creates a welcoming ambiance. Granite counters, stainless steel appliances and corner pantry highlight the kitchen features. The adjacent dining room opens onto the back deck, overlooking a landscaped backyard adorned with perennials and alley access, ideal for outdoor enjoyment with sunny south-facing exposure. Heading upstairs, you'll find a generously sized bonus room, offering a perfect retreat for relaxation or family activities, separated from the three bedrooms for added privacy. Notably, the large upper laundry room is equipped with ample shelving and storage space. The primary bedroom has a spacious walk-in closet and an ensuite bathroom featuring dual sinks, a walk-in shower, and soaker tub. The two additional upper bedrooms provide plenty of closet space and flexibility for growing families. The basement presents an opportunity for future expansion or customization according to your personal preferences, while the rest of the home is move-in ready and showcases fantastic upkeep and care. Check out the virtual tour.

Inclusions:
Property Listed By:

NA
CIR Realty

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