



THE
A-TEAM

**RE/MAX
FIRST**

10 PANAMOUNT Mews, Calgary T3K 5L8

MLS® #: **A2151526**

Area: **Panorama Hills**

Listing Date: **07/21/24**

List Price: **\$699,888**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**
Lot Information
Lot Sz Ar: **5,031 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,843**
Low Sqft:
Ttl Sqft: **1,843**

DOM

57
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,City Lot,Cleared,Cul-De-Sac,Flood Plain,Gentle Sloping,Interior Lot,Irregular Lot,Reverse Pie Shaped Lot,Landscaped,Street Lighting,Rectangular Lot
Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Tile Counters,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	13`0" x 11`0"
Dining Room	Main	11`6" x 8`6"	Living Room	Main	13`6" x 14`0"
Laundry	Main	5`0" x 4`0"	Bonus Room	Second	18`0" x 13`6"
4pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	10`6" x 12`4"
Bedroom	Second	10`6" x 10`8"	Bedroom - Primary	Second	12`0" x 13`6"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Basement	10`8" x 15`4"
Den	Basement	10`8" x 12`8"	Game Room	Basement	14`4" x 11`0"
Flex Space	Basement	11`0" x 6`8"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **0110609**

Remarks

Pub Rmks: **Excellent location two storey single house located in the sought after community of Panorama Hills, It features open concept main floor with large windows in the living room, Large dining room with screen door to the huge newer south facing deck (26'X14'). Hardwood flooring, Stainless appliances and a half bathroom completed the main floor. Upper level have a large valted ceiling bonus room with built in shelves, 2 good size bedrooms and a 4pc bathroom, Master bedroom with 5 pc ensuite bathroom and walk-in closet. New roof shingles and newer washer & dryer. Fully finished basement with two large rooms and a 3 pc full bathroom, This house is backing on green path for cycling and walking, Near bus stations, Community centres. Schools, Superstore and all amenities.**

Inclusions: **N/A**
 Property Listed By: **Grand Realty**

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









