



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 PANORAMA HILLS Place, Calgary T3K 4R9**

MLS®#: **A2153483**

Area: **Panorama Hills**

Listing Date: **08/01/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,171**  
Low Sqft:  
Ttl Sqft: **2,171**

DOM

**49**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,145 sqft**  
Lot Shape:

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	14`9" x 5`8"
Kitchen	Main	12`8" x 11`7"
3pc Bathroom	Upper	5`0" x 7`10"
Bedroom	Upper	12`10" x 10`3"
Bedroom - Primary	Upper	12`9" x 18`11"
Bedroom	Lower	8`9" x 11`5"
Laundry	Lower	9`10" x 10`1"

Room	Level	Dimensions
Dining Room	Main	14`8" x 8`0"
Living Room	Main	12`7" x 13`1"
4pc Ensuite bath	Upper	5`6" x 13`0"
Bedroom	Upper	9`4" x 11`5"
3pc Bathroom	Lower	5`0" x 7`6"
Family Room	Lower	17`7" x 16`3"
Game Room	Basement	11`10" x 39`10"

Furnace/Utility Room

Basement

5`1" x 10`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9710366**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Beautiful Renovation | Move-In Ready | Incredible Location | Chef's Kitchen | Gas Stove | Quartz Countertops | Large Kitchen Island with Storage | Expansive Living Space | 4-Bedrooms | 3-Bathrooms | Vaulted Ceilings | Pot Lighting | Laminate & Carpet Flooring | Large Backyard | Deck | Concrete Patio | Double Attached Garage. Welcome to this remarkable 4-level split family home with 4 bedrooms, 3 bathrooms and an expansive living space. The front door opens to a foyer with closet storage for easy organization. The front family room bright with natural light beaming through the large windows. The open floor plan and high vaulted ceilings emphasizes the true size of this main level. The kitchen is sparkling with quartz countertops, gloss finished cabinetry, stainless steel appliances, a 6 burner gas stove and a large centre island with a marbled design and ample cupboard storage. Off the kitchen is a dining room framed with windows sliding glass doors that lead to the deck! Upstairs holds 3 bedrooms and 2 bathrooms. The primary bedroom is outfitted with a trendy linear ceiling fan and large windows allowing for ample natural light. The primary has a walk-in closet and a 4pc bathroom with a soaking jet tub, walk in shower and single vanity with extended storage. Bedrooms 2 & 3 on this upper level share the main 3pc bath with a walk-in shower. Down a few steps from the kitchen is a living room accented with a corner gas fireplace and sliding glass doors that lead out to the patio making indoor/outdoor living easy! This level has the 4th bedroom and a 3pc bathroom with a walk-in shower. The mudroom that leads to the interior garage door is also the laundry room! This is well laid out with plenty of space for bench storage**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Crown**

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













