



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**171 PANORA Way, Calgary T3P 1E5**

MLS®#: **A2154309**

Area: **Panorama Hills**

Listing Date: **08/06/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,504 sqft**  
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,216**  
Low Sqft:  
Ttl Sqft: **2,216**

DOM

**43**  
Layout  
Beds: **6 (4 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**None**  
Flooring:  
**Carpet,Hardwood,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,Kitchen Island,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	12`10" x 12`0"
4pc Bathroom	Main	
Kitchen	Main	9`10" x 10`3"
Walk-In Closet	Second	9`5" x 5`0"
Bedroom	Second	10`10" x 10`8"
Bonus Room	Second	12`4" x 13`1"
4pc Ensuite bath	Second	
Bedroom	Basement	8`11" x 8`9"
4pc Bathroom	Basement	
4pc Bathroom	Second	

Room	Level	Dimensions
Office	Main	9`6" x 8`10"
Living Room	Main	15`4" x 12`7"
Bedroom - Primary	Second	15`5" x 12`7"
6pc Ensuite bath	Second	
Bedroom	Second	10`10" x 10`7"
Bedroom	Second	11`10" x 15`6"
Laundry	Second	8`8" x 5`8"
Bedroom	Basement	9`0" x 9`0"
Living Room	Basement	13`9" x 8`0"

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Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**1810583**

Remarks

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Pub Rmks:      **Welcome to this magnificent 6-bedroom, 5-bathroom home in the sought-after community of Panorama Hills! Boasting close to 3000 sq ft of living space, this stunning residence offers an exceptional blend of luxury and functionality. The main floor features a full bath, office/bedroom, spacious living room, cozy family room, elegant dining room, a convenient spice kitchen, and a double car attached garage. With 9-foot ceilings, abundant natural light, a charming gas fireplace, beautiful hardwood floors, and high-end finishes throughout, every detail exudes quality and craftsmanship. Upstairs, discover 4 bedrooms including 2 master bedrooms, a laundry room, and a versatile bonus room, providing ample space for relaxation and entertainment. The basement, with a separate entrance, houses a legal 2-bedroom suite, offering potential rental income or extra living space for extended family. Situated near major highways for easy commuting, and in close proximity to schools, parks, and shopping centers, this home offers the perfect balance of convenience and tranquility. Additionally, there are two more lots available, with a total of 3 homes being built—all featuring 6 bedrooms, 5 bathrooms, and 2-bedroom legal basement suites. Don't miss this incredible opportunity to own a brand-new home in Panorama Hills, meticulously crafted by custom home builder Looma Homes. Experience the epitome of modern living in a vibrant community where every detail is designed with your comfort and style in mind.**

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

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