



THE
A-TEAM

**RE/MAX
FIRST**

59 PANAMOUNT Lane, Calgary T3K 5Y3

MLS®#: **A2154820**

Area: **Panorama Hills**

Listing Date: **08/02/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,847**
Low Sqft:
Ttl Sqft: **1,847**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

DOM

47
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`5" x 6`10"	Living Room	Main	17`11" x 14`4"
Kitchen	Main	3`1" x 12`9"	Dining Room	Main	9`1" x 11`11"
Other	Main	25`4" x 10`8"	Pantry	Main	4`0" x 4`0"
2pc Bathroom	Main	4`8" x 4`9"	Laundry	Main	9`0" x 5`7"
Bonus Room	Second	13`11" x 18`0"	4pc Bathroom	Second	8`5" x 4`11"
Bedroom	Second	11`2" x 8`11"	Bedroom	Second	12`5" x 10`3"
Bedroom - Primary	Second	14`0" x 12`2"	Walk-In Closet	Second	6`2" x 3`8"

**4pc Ensuite bath
Game Room
Den**

**Second
Basement
Basement**

**8`3" x 7`10"
17`3" x 12`10"
10`10" x 8`10"**

**3pc Bathroom
Bedroom
Furnace/Utility Room**

**Basement
Basement
Basement**

**10`9" x 6`2"
10`7" x 10`8"
12`2" x 8`6"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311990

Zoning:
R-1N

Remarks

Pub Rmks:

Make this a new home for your family today. SUPERB LOCATION: walking distance to Panorama Hills School, Captain Nichola Goddard School, St. Jerome Elementary School. Close to Superstores, Country Hills station, Vivo Rec Center, Landmark Cinemas and a selection of restaurants and amenities. PRIDE OF HOME OWNERSHIP AT ITS BEST. Lots of recent upgrades to the home including newer water tank (2022), recently inspected roof, vinyl floorings, fresh paint throughout, quartz kitchen countertops, kitchen appliances, freshly painted deck, and carpet in the basement. Step into this home and be welcomed by the abundance of natural lights, open floorplan and high ceiling. The main floor opens up to a spacious living room with a corner fireplace, an appointed dining space that leads to the deck and the fully fenced backyard, a beautiful functional kitchen with plenty of cabinets and a pantry. This floor is completed with a 2 piece powder room, a large laundry room, and insulated double garage. Walk up the stairs to find a bright bonus room, 3 bedrooms and 2 full bathrooms. The master bedroom has large windows, a walk-in closet, and beautiful en-suite bath with jetted tub. The basement is spacious with a full bathroom, family room, a bedroom, and an extra room that can easily be turned into an additional bedroom. Call your realtor today! This house will not last long on the market.

Inclusions:
Property Listed By:

**none
Century 21 Argos Realty**

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