



THE A-TEAM

RE/MAX FIRST

52 PANATELLA Gate, Calgary T3K 6C7

MLS@#: A2158566 Area: Panorama Hills Listing Date: 08/17/24 List Price: \$729,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Lot Information
Lot Sz Ar: 3,831 sqft
Lot Shape:

DOM

32
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Front Yard,Street Lighting,Rectangular Lot
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting,Rain Gutters
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer
Int Feat: Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Living Room, Kitchen, etc. with their respective levels and dimensions.

Family Room
Furnace/Utility Room
3pc Bathroom

Upper
Basement
Basement

16`5" x 11`8"
10`11" x 18`11"
4`11" x 7`4"

Game Room
Bedroom

Basement
Basement

14`9" x 17`7"
11`4" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414369

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your dream home in the highly desirable community of Panorama Hills! This beautiful original owner residence offers over 2,400 square feet of wonderfully developed living space, combining style, comfort, and functionality to perfection. You'll appreciate the added comfort of air conditioning throughout the home, newer carpet (2021), and freshly refinished Hardwood Flooring! Step inside to be greeted by a warm and inviting foyer that leads to a bright and open concept layout. The spacious living room features a central fireplace, creating a cozy atmosphere perfect for relaxing and entertaining. The kitchen, equipped with a corner pantry, ample counter space, and sleek stainless steel appliances, is perfect for all your culinary endeavors. Adjacent to the kitchen, the large dining nook is ideal for family meals and entertaining guests. A convenient half bath on this level adds to the home's thoughtful design. The second level boasts a large bonus room with vaulted ceilings, providing a versatile space for a family room or entertainment area. Two spacious secondary bedrooms share a full 4-piece main bath, ensuring comfort and convenience. The beautiful primary suite, also with vaulted ceilings, includes a walk-in closet and a lovely ensuite with a separate tub and shower. A handy laundry room on this level makes chores a breeze. The fully developed and permitted basement offers a large recreation area, a fourth bedroom, and a third full bathroom, providing additional living space and flexibility for various needs. Panorama Hills is a vibrant, family-friendly community surrounded by schools, amenities, and transit options. Residents enjoy access to an exclusive community centre featuring a BBQ area, playground, splash park, and much more. Seize the opportunity to live in this sought-after community today!

Inclusions:
Property Listed By:

Curtains, Blackout Shades in Primary bedroom
Real Broker

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