



THE
A-TEAM

**RE/MAX
FIRST**

59 PANATELLA Boulevard, Calgary T3K5Z6

MLS®#: **A2159904**

Area: **Panorama Hills**

Listing Date: **08/22/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **395 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,918**
Low Sqft:
Ttl Sqft: **1,918**

DOM

27
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Enclosed,Front Drive,Garage Faces Front,See Remarks**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`8" x 10`8"
Bedroom	Upper	13`11" x 10`0"
Laundry	Main	6`7" x 6`6"
Living Room	Main	16`2" x 14`10"
Bedroom - Primary	Upper	14`11" x 12`0"
Foyer	Main	7`3" x 6`0"

Room	Level	Dimensions
Office	Upper	9`3" x 7`11"
5pc Ensuite bath	Upper	
Bedroom	Upper	11`3" x 10`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	7`3" x 6`0"
Dining Room	Main	16`5" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410641

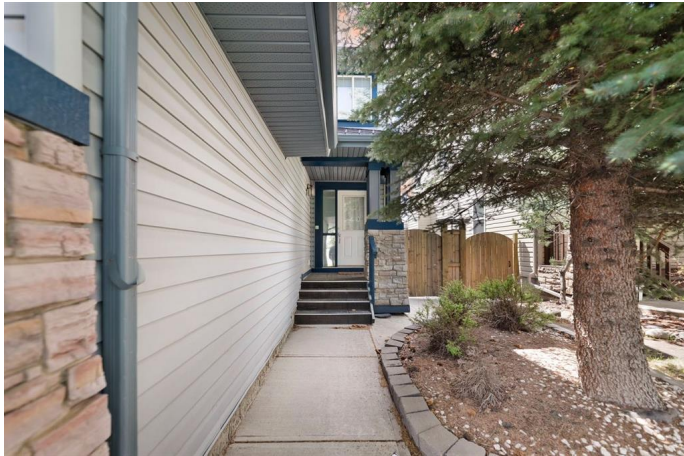
Zoning:
R-1

Remarks

Pub Rmks: **LOCATED IN DESIRABLE PANORAMA HILLS! This former Jayman BUILT showhome was built to impress!!! This home offers you 1918 sq ft of maximized "LUXURIOUS" of open-concept living space. Be mesmerized by the warmth & elegance of this fabulous 2-storey home as you enter the great foyer into a soaring entrance. You are welcomed into a lovely open floor plan boasting great windows that invite natural daylight. The kitchen is a chef's dream perfect for entertaining; including raised eat-up bar, stainless steel appliances & granite countertops. Great room showcases a stone trimmed gas fireplace & built-ins around it. Moving upstairs, you will discover office space with built-ins, a beautiful Master bedroom with a walk-in closet and 5pc private ensuite in addition to 2 more bedrooms and 4pc main bath. The large south facing yard is fenced, shed, fully landscaped with concrete patio. Unspoiled look-out basement boasts large windows & future suite possibilities. Close to shopping, schools, transportation, recreation facilities & lots more! Move-in ready...Welcome Home!**

Inclusions:
Property Listed By: **N/a**
RE/MAX Excellence

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



59 PANATELLA BOULEVARD NW









