



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 PANORAMA HILLS Road, Calgary T3K 5J1**

MLS®#: **A2162615**

Area: **Panorama Hills**

Listing Date: **09/04/24**

List Price: **\$998,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Finished Floor Area

Abv Sqft: **2,414**  
Low Sqft:  
Ttl Sqft: **2,414**

Lot Information

Lot Sz Ar: **5,414 sqft**  
Lot Shape:

DOM

**108**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind**  
Park Feat: **Double Garage Attached, Driveway**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Disposal, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings, Jetted Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 8`7"	Living/Dining Room Combination	Main	17`11" x 14`11"
Den	Main	14`6" x 9`0"	Kitchen	Main	14`7" x 15`3"
Dining Room	Main	11`4" x 15`1"	2pc Bathroom	Main	4`11" x 5`3"
Laundry	Main	11`6" x 8`6"	Other	Main	19`8" x 9`6"
Pantry	Main	3`8" x 3`8"	Bedroom - Primary	Second	17`3" x 14`9"
Walk-In Closet	Second	10`8" x 4`7"	4pc Ensuite bath	Second	14`0" x 9`2"
Bedroom	Second	11`6" x 10`9"	Bedroom	Second	15`11" x 10`1"

**4pc Bathroom**  
**Bedroom**  
**4pc Bathroom**  
**Game Room**

**Second**  
**Basement**  
**Basement**  
**Basement**

**8`0" x 7`10"**  
**14`11" x 12`9"**  
**19`9" x 5`10"**  
**19`7" x 21`7"**

**Bedroom**  
**Walk-In Closet**  
**Bedroom**  
**Furnace/Utility Room**

Legal/Tax/Financial

**Second**  
**Basement**  
**Basement**  
**Basement**

**10`1" x 9`9"**  
**7`6" x 4`10"**  
**12`2" x 11`2"**  
**13`6" x 10`10"**

Title:  
**Fee Simple**  
Legal Desc:

**9912830**

Zoning:  
**R-1**

Remarks

Pub Rmks: **3411 sq. ft. developed - Total of 6 bedrooms super clean home backing on to Country Golf Club Course is perfect to raise a growing family or entertain extra friends. GORGEOUS soaring 18' foot ceilings great room with custom boarder and build in media center. Gourmet island kitchen with new Granite counter tops, miles of maple cabinetry, ceramic floorings, and a sunny eating nook overlooking the private Country Golf Club course. Walk out to the maintenance free, SW deck overlooking the ponds and grounds. 4 bedrooms upstairs with huge master room with walk-in closet and 4 piece ensuite. Basement is fully finished with 2 huge bedrooms, 4 pc bath, & media/ games room. New Hardwood Floor, New Carpet, Fresh coat of paint. Move in condition. Won't be disappointed, call your own Realtor today for your private viewing.**

Inclusions:  
Property Listed By:

**none**  
**RE/MAX iRealty Innovations**

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











