



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 PANORAMA HILLS Heights, Calgary T3K 5P1**

MLS®#: **A2162891**

Area: **Panorama Hills**

Listing Date: **09/05/24**

List Price: **\$968,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,843 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,620**  
Low Sqft:  
Ttl Sqft: **1,620**

DOM

**13**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Treed,Views**  
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),French Door,Granite Counters,Kitchen Island,Pantry,Quartz Counters,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`4" x 13`2"
Dining Room	Main	13`0" x 10`0"
Den	Main	11`5" x 9`0"
Family Room	Basement	17`0" x 15`10"
Bedroom	Basement	12`3" x 11`10"
4pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	14`5" x 13`0"
Breakfast Nook	Main	8`9" x 7`10"
Bedroom - Primary	Main	15`0" x 12`6"
Bedroom	Basement	12`9" x 10`5"
Den	Basement	13`0" x 11`0"
4pc Bathroom	Basement	0`0" x 0`0"

Title: **Fee Simple**  
 Zoning: **R-1**  
 Legal Desc: **0210480**

Remarks

Pub Rmks: **Located on the Ridge in Panorama Hills Estates, this fully finished Walkout Bungalow offers stunning unobstructed westward views and backs onto lush green space. The home features a total of 3 bedrooms + Den, and 2.5 Baths w/ 2,908 square feet of Fine Living Space and a wealth of recent upgrades, including a New Sunroom (2023), Updated Ensuite (2020), All new Faucets (2020), Low-Maintenance Synthetic Turf (2022), Concrete Sidewalk (2021), Hot water tank (2021), Painted Acrylic stucco (2022). Additional updates include shingles (2012), a backyard patio with pergola (2021) and 220V EV Plug-in for Electric Cars in Garage. |\*\*\* CHECK OUT THE 3D VIRTUAL TOUR \*\*\* | Step Inside this Beautiful Home with air conditioning and you will be welcomed with a Spacious entryway showcasing a 13 feet vaulted ceiling throughout the main level. Enjoy Family Gatherings in the Formal Dining Room, and an Open Kitchen featuring a Centre Island with Granite Countertops and raised eating bar. The Kitchen also offers a walkthrough pantry and additional shelving for maximum storage space. The Living Room features a Gas Fireplace, Large Window with Views, and is adjacent to the Nook leading to the new Sunroom. Enjoy AMAZING VIEWS TO THE WEST in the Sunroom with Family & Friends! The Master Bedroom includes more amazing Views and contains a 4pc Upgraded Ensuite (Double Vanity, Quartz Countertops & Standing Shower with seat), and walk-in closet. A Den boasts built-in bookshelves, a large bay window, and a French door. Main Level Laundry in the Mud Room and a Half Bath Complete this Level. The Fully Finished Walkout Basement features in-floor heating, a Bright Family Room w/ Gas Fireplace and access to the Private Backyard. This level also includes two well-sized Bedrooms, a Den/Bedroom with big windows, Wet Bar with Granite countertop and ample cabinet, and Furnace Room offering Tons of Storage Space w/ additional shelves, sink, and workshop bench complete the Basement. The outdoor space is perfect for relaxation and activities, with a low-maintenance, fully fenced landscaped backyard, synthetic turf, sprinkler system, an extended patio, and a Pergola. A walking path accessible from the backyard ensures privacy with No Neighbors Behind. Enjoy the views to the West year-round from this fantastic property! Minutes to Schools, Shopping, Cinema, Public Transit, Golf Club, and many other Amenities! Easy Access to Country Hills Blvd, Beddington Trail NW, and Stoney Trail NW! Don't miss out on this rare gem—schedule your visit today!**

Inclusions: **N/A**  
 Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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





















