



THE
A-TEAM

**RE/MAX
FIRST**

91 PANTON Road, Calgary T3K 0X8

MLS®#: **A2162970**

Area: **Panorama Hills**

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

List Price: **\$774,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,974**

Low Sqft:

Ttl Sqft: **1,974**

Lot Information

Lot Sz Ar: **3,864 sqft**

Lot Shape:

DOM

14

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 12`11"
Pantry	Main	4`9" x 4`3"
Office	Main	8`11" x 8`1"
Mud Room	Main	8`7" x 5`3"
Bonus Room	Upper	17`11" x 14`5"
4pc Ensuite bath	Upper	8`11" x 8`8"
Bedroom	Upper	10`3" x 10`0"

Room	Level	Dimensions
Kitchen	Main	10`8" x 9`6"
Dining Room	Main	12`8" x 9`6"
Foyer	Main	7`3" x 4`1"
2pc Bathroom	Main	4`11" x 4`7"
Bedroom - Primary	Upper	13`7" x 13`1"
Bedroom	Upper	10`3" x 9`11"
Laundry	Upper	8`5" x 5`8"

3pc Bathroom
Bedroom
3pc Bathroom

Upper
Basement
Basement

8`5" x 4`11"
10`3" x 9`3"
8`5" x 4`11"

Family Room
Bedroom

Basement
Basement

14`6" x 12`2"
12`11" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1311619

Remarks

Pub Rmks:

Welcome to this stunning five-bedroom, 3 ½ bathroom home located in the heart of Panorama, offering over 2800 square feet of fully developed living space. Nestled on a quiet street just two blocks from the local elementary school, this home is perfect for families seeking convenience and a peaceful setting. As you step inside, you'll be greeted by the warm, inviting atmosphere of newly re-stained hardwood floors throughout. The expansive main level is filled with natural light, creating a bright and airy feel in every room. The newly painted interior provides a fresh, modern look, and the open-concept layout is perfect for both everyday living and entertaining. With five spacious bedrooms, this home offers plenty of room for a growing family, guests, or a home office. The primary bedroom features a luxurious ensuite, while the other bathrooms are equally well-appointed, including a convenient half-bath on the main level. The professionally cleaned and resealed tiles throughout the home add to the fresh, clean feel. The fully developed basement offers additional living space, perfect for a home theater, gym, or playroom - the options are endless! As well as the home is wired for Telus high speed optic with router already installed. The attached garage has been freshly updated as well, featuring new paint and epoxy-coated floors, giving it a clean, polished look and adding durability for everyday use. This home is equipped with a HRV (Heat Recovery Ventilation) system for a healthy indoor climate, and both the furnace and ducts have been recently cleaned, ensuring optimal air quality and energy efficiency. Enjoy fresh raspberries from your very own raspberry bushes and the beauty (and bounty) of a mature cherry tree. Plus, the property includes a large shed equipped with power, LED lights, and built-in work benches, making it perfect for DIY projects or extra storage. You'll also find peace of mind with a brand-new roof and siding scheduled for installation this month, ensuring durability and low maintenance for years to come. In addition, Panorama's vibrant community center offers amazing amenities, including a spray park, fitness facilities, and year-round activities for the whole family to enjoy. The neighborhood is filled with scenic walking and bike paths, perfect for enjoying the outdoors and staying active. Located on a family-friendly, quiet street and just a short walk to the elementary school, this home blends comfort, style, and convenience in one of Panorama's most desirable neighborhoods. Don't miss your opportunity to own this large, bright, and beautifully updated home. Contact your favourite realtor today to book a showing!

Inclusions:
Property Listed By:

**Dog house, outdoor benches, shed
RE/MAX Landan Real Estate**

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











