



THE
A-TEAM

**RE/MAX
FIRST**

18 PANORA View, Calgary T3K 0R8

MLS®#: **A2163030** Area: **Panorama Hills** Listing Date: **09/05/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,584 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,749**
 Low Sqft:
 Ttl Sqft: **1,749**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`3" x 5`3"	Living Room	Main	17`0" x 13`1"
Dining Room	Main	11`8" x 10`1"	Kitchen	Main	11`8" x 10`11"
2pc Bathroom	Main	5`0" x 4`11"	Bedroom - Primary	Second	14`2" x 11`6"
Walk-In Closet	Second	8`10" x 5`0"	Bedroom	Second	12`6" x 9`8"
Bedroom	Second	9`6" x 10`11"	Bonus Room	Second	15`4" x 12`1"
Office	Second	8`0" x 7`4"	Laundry	Second	8`0" x 6`6"
4pc Bathroom	Second	8`1" x 4`11"	4pc Ensuite bath	Second	8`2" x 8`0"

Game Room
3pc Bathroom

Basement
Basement

15`9" x 19`5"
9`5" x 4`8"

Wine Cellar

Basement

12`5" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1013471

Zoning:
R-1N

Remarks

Pub Rmks:

WELCOME TO YOUR NEW HOME. This Pride-of-Ownership home is in an AMAZING NW community of Panorama Hills mins to parks, ravine, pathways, schools, Park & Ride, Superstore, VIVO Recreation Centre, Stoney Trail, Country Hills Blvd & Deerfoot Trail. This 2-storey Cardel built home offers a unique floorplan over 2300 sqft of living space is located on a quiet street. Main offers 9' ceiling throughout the half bathroom, living room w/ gas FP; gourmet kitchen offers abundance space SS appliances & granite tops; dining area with sliding door opens onto NE 12 ft x 13 ft deck. Upper offers a huge bonus room, a laundry room, a work/office area, full bathroom, 2 large bedrooms & a primary retreat w/ 4-piece ensuite and walkin 9ft x 5ft closet. The developed basement offers a huge family with built in surround sound, bar area & a beautiful 3-piece bathroom. Upgrades include - 9ft ceiling on main | 8 ceiling mounted speakers w/ volume controls | speaker selector to control the speakers | 12ft x 8ft x 12ft shed | fully landscaped | 11.6ft garage heights. This MOVE IN READY home is waiting for you! Click on the 360 VR Tour link.

Inclusions:
Property Listed By:

none
URBAN-REALTY.ca

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