



THE
A-TEAM

**RE/MAX
FIRST**

43 PANORAMA HILLS Crescent, Calgary T3K 5N9

MLS®#: **A2163782**

Area: **Panorama Hills**

Listing Date: **10/03/24**

List Price: **\$762,000**

Status: **Pending**

County: **Calgary**

Change: **-\$13k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **4,585 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,306**
Low Sqft:
Ttl Sqft: **2,306**

DOM

48
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Lawn,Garden**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Garden,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Chandelier,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 11`2"	Laundry	Main	8`5" x 8`8"
Kitchen	Main	13`11" x 16`10"	Foyer	Main	7`0" x 11`4"
Family Room	Main	15`2" x 15`4"	Dining Room	Main	13`2" x 8`2"
Dining Room	Main	13`10" x 11`3"	2pc Bathroom	Main	4`11" x 4`8"
4pc Bathroom	Second	5`0" x 8`10"	5pc Ensuite bath	Second	12`6" x 12`8"
Bedroom	Second	9`4" x 11`9"	Bedroom	Second	9`4" x 12`8"
Bedroom	Second	9`5" x 11`0"	Walk-In Closet	Second	7`4" x 5`0"

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

Second
Second
Basement
Basement

15`11" x 12`6"
3`11" x 5`0"
10`7" x 11`4"
27`10" x 16`2"

Family Room
3pc Bathroom
Game Room

Second
Basement
Basement

11`1" x 10`0"
6`1" x 6`6"
27`3" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0112745

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to the perfect family home located in the desired neighborhood of Panorama Hills! This beautiful 5-bedroom, 3.5-bathroom property offers over 2,300 sqft of cozy living space, ideal for family gatherings and entertaining friends. As you step inside, you'll be greeted by a warm and inviting living room with high ceilings, creating a bright and airy atmosphere. The open-concept layout on the main floor seamlessly connects the spacious kitchen—perfect for cooking and sharing meals—to the dining area and a cozy family room featuring a gas fireplace and built-in wall cabinets, making it easy to entertain loved ones. On the second floor, you'll find four spacious bedrooms, including a stunning master suite. The master bedroom boasts a large ensuite bathroom complete with a large soaker tub and a stand-up shower, perfect for unwinding after a long day. The generous walk-in closet adds convenience and ample storage for all your needs. The thoughtfully designed layout ensures plenty of space for family and guests, with a rec room in the basement that's perfect for movie nights or game days. Step out onto the back deck to relax and enjoy the peaceful tree coverage, creating your own little oasis. Recent updates, including a new roof, gutters, and siding repairs (all hail damage has been addressed), mean you can move in with confidence. With easy access to major roads, schools, and shopping, this home is conveniently located for all your needs. This is one you definitely don't want to miss—come see it for yourself!

Inclusions:
Property Listed By:

n/a
Real Broker

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













