



THE
A-TEAM

**RE/MAX
FIRST**

9 PANAMOUNT Row, Calgary T3K0C6

MLS®#: **A2164089**

Area: **Panorama Hills**

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

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,854 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Refrigerator**
Int Feat: **Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Living Room | Main | 19`1" x 14`1" |
| Dining Room | Main | 13`3" x 12`4" |
| Laundry | Main | 8`10" x 9`1" |
| Bedroom - Primary | Second | 13`7" x 14`7" |
| Bedroom | Second | 12`0" x 10`0" |
| Game Room | Basement | 25`10" x 19`8" |
| Den | Basement | 13`9" x 7`2" |

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Kitchen | Main | 12`4" x 18`8" |
| Foyer | Main | 6`0" x 6`8" |
| Bonus Room | Second | 18`0" x 16`3" |
| Bedroom | Second | 11`11" x 10`0" |
| Walk-In Closet | Second | 5`5" x 4`10" |
| Bedroom | Basement | 11`9" x 13`1" |
| Furnace/Utility Room | Basement | 12`1" x 9`2" |

Kitchen
4pc Ensuite bath
4pc Bathroom

Basement
Second
Basement

9`6" x 7`2"
12`0" x 10`9"
7`3" x 7`0"

4pc Bathroom
2pc Bathroom
Breakfast Nook

Legal/Tax/Financial

Second
Main
Main

8`11" x 5`0"
3`3" x 7`2"
10`11" x 6`7"

Title:
Fee Simple
Legal Desc:

0514377

Zoning:
R-1N

Remarks

Pub Rmks:

REDUCED TO SELL!!!!. Welcome to a beautiful 2-storey large NE corner lot property, in the sort after community of Panorama Hills, NEW ROOF installed (2023) and excellent floor plan. The open concept main floor offers a large former dinning area that can also be used as Office/Den, spacious living room, breakfast Nook, functional kitchen plan and lots of large windows for natural light. BRAND-NEW STAINLESS-STEEL appliances, kitchen pantry, hardwood and tiles flooring, 9 feet ceiling and gas fireplace. The second level offers 3 spacious bedrooms, including Primary Bedroom equipped with very large 4-pc En-Suite bathroom, soaker tub, a separate shower, and large walk-in closet. The two remaining bedrooms offers great space and share a 4-pc bathroom. This level also offers a very large bonus room with large windows for natural light added brightness. The basement is fully developed with 2 rooms, 4-pc bathroom, spacious, huge Rec Room, and separate kitchen for in-laws. This home is amazingly and conveniently located to Panorama Hills Elementary School, Captain Nichola Goddard School, St. Jerome Elementary School, and Notre Dame High School. Bus stops 8, 114, 123, 142 and the BRT #301 Park & Ride, Vivo Recreation Centre, Public Library, Superstore, Landmark movie Theaters. Easy get away via Stoney Trail, Deerfoot, about 10-15 mins drive to the Calgary International Airport, and Cross Iron Mills. A phenomenal opportunity and must see!

Inclusions:
Property Listed By:

NA
D Gees Realty Inc.

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









