



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 PANORAMA HILLS Place, Calgary T3K 4N5**

MLS®#: **A2164220**

Area: **Panorama Hills**

Listing Date: **09/10/24**

List Price: **\$739,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **4,897 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,654**  
Low Sqft:  
Ttl Sqft: **1,654**

DOM

**9**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan**  
Utilities:

Room Information

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

<b>Other Kitchen</b>	<b>Basement Basement</b>	<b>6`9" x 8`2" 13`3" x 9`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>12`7" x 13`5"</b>
Legal/Tax/Financial					

Title: **Fee Simple**  
 Legal Desc: **9710366**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to this 3 Bedrooms home with developed walkout basement on a massive lot in Panorama Hills! | Enjoy brand-new vinyl plank flooring on the main level the livingroom boasts a dramatic 17-foot vaulted ceiling and a gas fireplace. The spacious kitchen includes a central island and a large window, while the sunny nook provides access to the deck. A mudroom/laundry room and a half bath complete this level. Upper Level: The master retreat offers a serene 9-foot ceiling, his-and-her closets, and a 3-piece ensuite bath. The additional two bedrooms and a full bath are on the other side of the house ensure ample space for family and guests. Developed Walkout Basement: The fully developed illegal basement suite features a separate entrance, a full kitchen, a family room, a den, and a 4-piece full bath. Currently rented for \$1395 per month, this space adds significant versatility to the home. Outdoor Living: The south-facing fenced backyard includes a deck and patio area, perfect for enjoying sunny days and outdoor gatherings. Prime Location: Located just steps from the bus stop on Country Hills Blvd, and conveniently close to schools, golf courses, parks, shopping centers, cinemas, Vivo Rec Centre, and other amenities. Easy access to Country Hills Blvd, Beddington Trail NW, and Stoney Trail NW. Don't miss the opportunity to own this beautifully upgraded home in a desirable location.**

Inclusions: **N/A**  
 Property Listed By: **VIP Realty & Management**

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



















