



THE
A-TEAM

**RE/MAX
FIRST**

52 PANORAMA HILLS Heights, Calgary T3K 5P1

MLS®#: **A2164544** Area: **Panorama Hills** Listing Date: **09/20/24** List Price: **\$1,025,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **5,414 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,879**
 Low Sqft:
 Ttl Sqft: **2,879**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Many Trees,See Remarks**
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Pantry,See Remarks,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`5"	Breakfast Nook	Main	11`2" x 15`2"
Balcony	Main	21`4" x 10`3"	Dining Room	Main	11`7" x 11`6"
Foyer	Main	7`10" x 6`9"	Kitchen	Main	12`3" x 21`8"
Laundry	Main	11`0" x 9`11"	Living Room	Main	10`6" x 16`8"
Office	Main	8`11" x 12`10"	2pc Ensuite bath	Upper	4`5" x 5`9"
4pc Bathroom	Upper	8`7" x 7`3"	5pc Ensuite bath	Upper	9`3" x 20`6"
Bedroom	Upper	10`3" x 11`8"	Bedroom	Upper	10`0" x 13`0"

Family Room
Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Upper
Basement
Basement

18`5" x 16`10"
9`3" x 6`3"
15`0" x 12`2"
17`6" x 15`9"

Bedroom - Primary
3pc Bathroom
Game Room

Upper
Basement
Basement

14`8" x 18`4"
11`4" x 5`4"
32`10" x 27`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0210480

Remarks

Pub Rmks: **This exceptional family home has architectural detail and quality you simply can't find in today's plain cookie-cutter houses. If you've been waiting for something special, you owe it to yourself to view this lovingly cared-for and beautifully updated home. The kitchen is a knockout with an extra-long wall of high-quality as-new cabinetry, appliances from Kitchen-Aid (including the built-in oven and brand new fridge), Viking (gas range and second oven), and Bosch dishwasher, as well as heated floors. While you're here, look up! The pendant lights hang from the 2nd-floor ceiling, with light beaming in from transom windows above. Please take note of the gorgeous updated designer lighting throughout! And the windows! They are extra-large and strategically placed by the architect for both beauty and function, with sunlight pouring in throughout the home and views all around, including the ravine across the street (easy access to walking paths—check it out). Other features on the main floor include a renovated office at the front entry, two separate dining areas, curved walls, flawless hardwood, and a super-comfortable living room with gas fireplace and extensive built-ins. Take the curved stairway (with wrought iron railing) upstairs to view three spacious bedrooms and a massive bonus room with soaring cathedral ceiling and gas fireplace. All the flooring upstairs is either hardwood or new high-quality carpeting. A two-way fireplace separates the extra-large primary bedroom from the recently updated luxurious ensuite with a deep soaker tub, large separate shower, and double vanities. The main bathroom has also been updated, and one of the kid's bedrooms has a 2-pc ensuite. The walk-out basement with in-floor heating has another updated full bathroom, 4th bedroom, and a huge recreation area with more built-ins! The backyard is an oasis with stunning mature landscaping and backing onto a pathway leading to a playground. Patio is roughed-in for a hot tub if desired. Even the garage is special: massively oversized, finished and heated, with tons of upper storage. Easy to drive in and out with the curved driveway allowing access from both corners, plus extra parking. On top of everything else, the entire home was painted inside and out not long ago. This is a rare opportunity to own a home of this superb calibre. Don't miss out!**

Inclusions:
Property Listed By:

**Shed, Basketball Net
RE/MAX Realty Professionals**

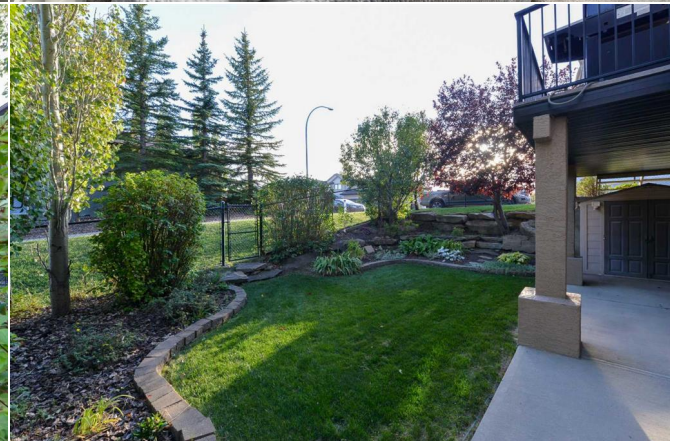
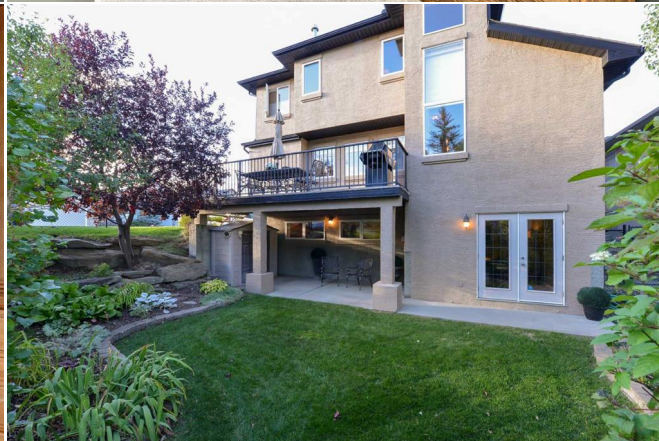
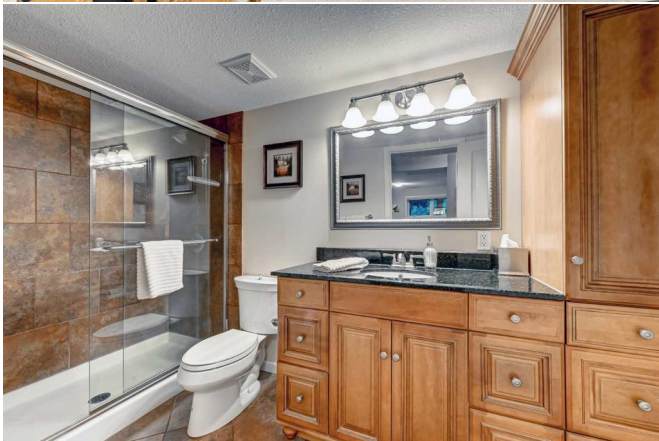
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

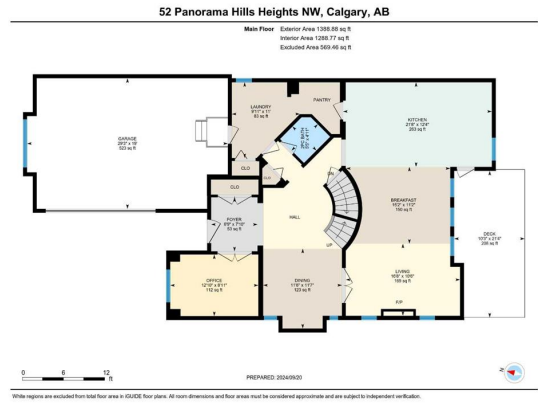












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