



THE
A-TEAM

**RE/MAX
FIRST**

87 PANTON View, Calgary T3K 0X8

MLS® #: **A2164799**

Area: **Panorama Hills**

Listing Date: **09/11/24**

List Price: **\$850,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,127**
Low Sqft:
Ttl Sqft: **2,127**

Lot Information

Lot Sz Ar: **4,197 sqft**
Lot Shape:

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Level,Street Lighting,Rectangular Lot**

Park Feat:

Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Awning(s),Balcony,BBQ gas line,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`7" x 10`4"
Kitchen	Main	14`11" x 12`7"
Dining Room	Main	10`5" x 10`10"
Bedroom - Primary	Upper	16`9" x 11`6"
Walk-In Closet	Upper	4`10" x 11`2"
Bedroom	Upper	12`8" x 10`11"

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`9"
Living Room	Main	14`4" x 12`1"
Bonus Room	Upper	15`5" x 12`6"
5pc Ensuite bath	Upper	9`5" x 11`1"
Bedroom	Upper	10`1" x 10`0"
4pc Bathroom	Upper	5`0" x 9`0"

Laundry
Game Room
Storage

Upper
Basement
Basement

6`9" x 8`11"
13`4" x 21`5"
10`2" x 12`9"

Bedroom
3pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

10`11" x 11`7"
10`3" x 5`6"
9`6" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1311619

Remarks

Pub Rmks:

****OPEN HOUSE CANCELLED**** Welcome home! This beautifully designed home boasts a layout that makes it feel much larger than 2100sqft. As you step foot through the front door, you are welcomed by an airy but practical foyer. The entry provides the perfect amount of space to greet guests, no wasted space here. Take a gander down the hall to find the living room and dining room seamlessly flowing into the modern chef's kitchen. The sleek white cabinetry, gleaming hardwood floors, timeless granite countertops and complement each other while you host your family & friends around the island. The walk-through pantry gives easy passage to the mudroom, making grocery runs a breeze. Enjoy the last bits of summer in your sunny west-facing backyard. The low-maintenance composite deck was installed with permits in 2015 - no more sanding and painting wood decks! Enjoy the deck all year long - the seller installed a brand new aluminum deck cover with floor-to-ceiling roller shades to enclose this wonderful outdoor space. Heading to the upper level, you will find soaring vaulted ceilings and a skylight over the bonus room. The primary bedroom is tucked away from the other bedrooms. The vaulted ceiling carries straight through into the primary retreat and the dual vanities ensuite. On the opposite side of the upper level are the secondary bedrooms. Both are generously sized bedrooms and share the practical 4-piece bathroom. Jumping down to the basement level is where the fun is hiding. Take family movie nights to a new level in this custom home theatre: Bose 5.1 speakers and 4K projector will give you & your guests the most immersive movie experience from the comfort of your own home. Comfortably host house guests (or teenagers) on the lower level in the spacious 4th bedroom accompanied by another full bathroom to complete the basement. Located in the newer phase of Panorama Hills, the property offers modern living with thoughtful upgrades. **UPGRADES:** Solar panels that have cut the owners' utility costs in half (2024), built-in speakers throughout, Bose outdoor speakers, basement development with permits (2020) | composite deck + gas line with permits (2015) | Central AC (2016) | Hunter Douglas blinds on main floor, top-down-bottom-up blinds upstairs & basement | Mechanical components inspected 2022 and all in great working order | Furnace filters changed regularly | Vents were recently cleaned Conveniently close to main roads, this home is easily accessed through Stoney Trail, 14 Street, and Panatella Blvd. For young families, the home is minutes away from Buffalo Rubbing Stone School (K-5), Captain Nichola Goddard School (6-9), and North Trail High School (10-12). This family-friendly neighbourhood is perfect for those looking for a move-in-ready property with bells & whistles already in place. Don't miss the opportunity to make this fantastic home yours!

Inclusions:

Solar panels, Bose outdoor speakers, Built-in overhead storage in garage, Wall mounted grey cabinet in foyer, TV mount in the bonus room Google doorbells, Google NEST thermostat, Wired home theatre system in bonus room, Bose 5.1 home theatre speakers & receiver in basement, 4K projector in the basement, Central vacuum and attachments, Aluminum deck cover, Deck roller shades

Property Listed By:

CIR Realty

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











