



THE
A-TEAM

**RE/MAX
FIRST**

234 PANAMOUNT Hill, Calgary T3K 5M4

MLS®#: **A2165129** Area: **Panorama Hills** Listing Date: **09/11/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,714 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,804**
 Low Sqft:
 Ttl Sqft: **1,804**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Front Yard,Low Maintenance Landscape,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`8"	Laundry	Main	9`0" x 5`10"
Living Room	Main	16`11" x 12`11"	Kitchen	Main	12`1" x 10`5"
Dining Room	Main	10`7" x 11`11"	Bedroom - Primary	Second	13`4" x 12`2"
4pc Ensuite bath	Second	8`3" x 7`0"	4pc Bathroom	Second	8`11" x 4`10"
Bedroom	Second	12`5" x 9`5"	Bedroom	Second	11`0" x 8`11"
Bonus Room	Second	17`11" x 13`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0113471

Zoning:
R-1

Remarks

Pub Rmks: **RARE OPPORTUNITY!!! Perched high above, come see this well maintained 2 storey WALK OUT home in a FANTASTIC Sought After Location with AMAZING HORIZON 180 degrees VIEWS!!!! As you walk in, you'll notice the high entry ceilings, nice and bright that leads you into an OPEN FLOOR Plan of Living, Dining and Kitchen. Half bath nicely tucked away by main floor laundry room. Upper Floor features a HUGE BONUS ROOM in front side of the house, and a BIG PRIMARY Bedroom with its own ENSUITE BATH and two other bedrooms and another FULL Bathroom in the rear of the house. Undeveloped WALK OUT BASEMENT with smartly designed layout where the roughed-in plumbing and utilities are tucked away in the corners, awaiting your dream design. Bonus DECK with composite decking. VIEWS, VIEWS, VIEWS, from all 3 levels. AMAZING convenient location, close to TONS of AMENITIES, lots of SHOPPING, schools, major routes like Stoney and Deerfoot. This one is a MUST SEE, check out the pictures, then call your favourite Realtor FAST to VIEW!!!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Mountain View)

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













