



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 PANAMOUNT Hill, Calgary T3K 5M3**

MLS®#: **A2165256**

Area: **Panorama Hills**

Listing Date: **09/19/24**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,124 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Covered,Double Garage Attached,Driveway**

DOM

**0**

Layout

Beds: **6 (4 2 )**  
Baths: **3.0 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,ENERGY STAR Qualified  
Equipment,Natural Gas**

Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Gas Water Heater,Washer,Water Softener**  
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	17`2" x 14`10"	5pc Ensuite bath	Second	9`3" x 11`1"
Bedroom	Second	10`11" x 14`8"	4pc Bathroom	Second	8`5" x 4`11"
Bedroom	Second	11`11" x 11`11"	Bedroom	Second	10`0" x 10`0"
Bedroom	Basement	9`9" x 10`0"	Living Room	Main	13`5" x 16`3"
Family Room	Main	15`0" x 17`2"	Office	Main	10`8" x 9`0"
Flex Space	Basement	29`11" x 13`10"	Dining Room	Main	11`0" x 8`0"
Sunroom/Solarium	Second	10`11" x 7`6"	Kitchen	Main	5`9" x 10`6"

4pc Bathroom  
2pc Bathroom

Basement  
Main

10`6" x 5`0"  
4`6" x 4`8"

Bedroom

Basement

11`4" x 14`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0113471**

Zoning:  
**R-1**

Remarks

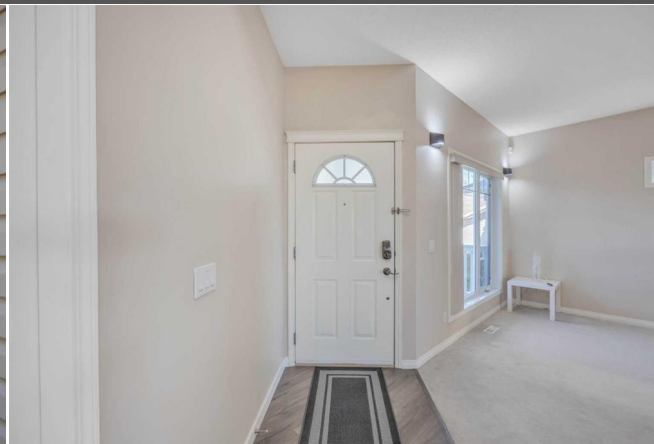
Pub Rmks:

**Welcome to your dream home! Nestled in a sought-after neighborhood, this exquisite property on the top of the hill with a walkout basement offers stunning views and unparalleled convenience, being just minutes walking distance from all essential amenities including schools, fitness centers, major shopping centers including grocery, hardware, vehicle maintenance, library, skating, transit entertainment, and restaurants. This is the perfect home for your family to have an active, healthy lifestyle. Step inside to discover a beautifully remodeled kitchen perfect for culinary adventures. Flooring in the lobby on the main floor and kitchen has also been updated with kitchen remodeling. The open-to-above with 9-foot ceiling design fills the house with natural light and adds to the home's modern charm. Enjoy year-round comfort with the central air conditioning and heating system. It also has a new roof, gutters, garage door installed in September 2024, newer furnace, two water heaters, water softener, and central vacuum. The oversized attached garage parks two cars very comfortably and three cars can be parked on the driveway. This spacious layout features a family room, living room, dining area, versatile office/den, half washroom, and laundry on the main floor with access to a huge deck with stunning views. Second floor has four bedrooms and two full washrooms. The large master bedroom and the nook are an excellent place to relax and enjoy spectacular views. A fully finished ILLEGAL walk-out basement suite (all permits available on request) provides an additional bedroom and full bathroom, ideal for guests or extended family. Large backyard garden is filled with raspberries, strawberries, and other amazing plants. Don't miss the chance to own this exceptional home in a prime location. Schedule your viewing today and experience all the comfort and elegance this property has to offer!**

Inclusions:  
Property Listed By:

**None**  
**Real Broker**

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









264 Panamont Hill NW, Calgary, AB

1st Floor Exterior Area 1183.42 sq ft  
Interior Area 1087.44 sq ft  
Excluded Area 95.95 sq ft



PREPARED: 2024/09/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

264 Panamont Hill NW, Calgary, AB

Basement (Below Grade) Exterior Area 1189.76 sq ft  
Interior Area 1099.12 sq ft



PREPARED: 2024/09/17



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