



THE
A-TEAM

**RE/MAX
FIRST**

6 PANAMOUNT Road, Calgary T3K 0H5

MLS®#: **A2165477** Area: **Panorama Hills** Listing Date: **09/13/24** List Price: **\$779,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **3,957 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,908**
 Low Sqft:
 Ttl Sqft: **1,908**

DOM

6
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,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 13`3"	Kitchen	Main	12`8" x 11`0"
Dining Room	Main	10`11" x 7`6"	Bonus Room	Second	18`11" x 11`5"
Family Room	Lower	16`0" x 15`7"	Laundry	Main	3`7" x 3`4"
Bedroom - Primary	Second	12`9" x 11`11"	Bedroom	Second	11`5" x 10`0"
Bedroom	Second	11`6" x 8`11"	Bedroom	Lower	14`2" x 9`8"
5pc Ensuite bath	Second	8`10" x 8`2"	4pc Bathroom	Lower	7`8" x 4`11"
2pc Ensuite bath	Main	4`11" x 4`11"	4pc Bathroom	Second	8`11" x 4`11"

Furnace/Utility Room
Pantry
Walk-In Closet
Other

Lower
Main
Second
Lower

10`2" x 6`8"
3`11" x 3`11"
8`8" x 4`4"
11`9" x 6`7"

Mud Room
Foyer
Storage

Main
Main
Lower

5`7" x 5`1"
7`2" x 5`5"
5`2" x 3`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0713848

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this beautiful, clean, and well looked after two-storey home in the desirable Panorama Hills neighborhood. This home is proud of having 2799 sqft of living space, with air conditioning to keep you cool in the summer months. It boasts of stainless steel fridge, dishwasher, electric stove, and overhead microwave-hood fan, granite countertop in the kitchen welcomes you home. This home has it all: a stackable front loader washer and dryer creates more space in the laundry room, a fireplace and 3.5 baths. Basement is fully developed with in-floor heating in the bathroom, a very nice wet bar (the bar fridge and wine fridge excluded), a large bedroom and a large family room. 3 large bedrooms upstairs, blinds stay with house but draperies and rods are excluded. The backyard greets you with a composite large deck and a pull-out storage for anything you want out of sight. A double front attached garage awaits you, though the marked racks are not included. Don't miss this great property. Come and see for yourself.**

Inclusions:
Property Listed By:

N/A
CIR Realty

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











