



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 PANORA Square, Calgary T3K0R3**

MLS®#: **A2165754**      Area: **Panorama Hills**      Listing Date: **09/13/24**      List Price: **\$589,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2008**  
 Lot Information  
 Lot Sz Ar: **2,744 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Garden**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,490**  
 Low Sqft:  
 Ttl Sqft: **1,490**

DOM

**6**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden,Playground**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Pillar/Post/Pier**  
 Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 7`3"	Porch - Enclosed	Main	19`8" x 4`8"
Living Room	Main	14`1" x 12`8"	Dining Room	Main	13`6" x 9`10"
Pantry	Main	3`11" x 1`3"	Kitchen	Main	11`0" x 11`10"

2pc Bathroom  
 Bedroom - Primary  
 4pc Ensuite bath  
 4pc Bathroom  
 Walk-In Closet  
 Walk-In Closet

Main  
 Second  
 Second  
 Second  
 Second  
 Second

5`0" x 4`10"  
 13`10" x 13`1"  
 8`10" x 4`11"  
 9`7" x 4`10"  
 4`8" x 4`0"  
 3`11" x 4`8"

Mud Room  
 Walk-In Closet  
 Laundry  
 Bedroom  
 Bedroom

Main  
 Second  
 Second  
 Second  
 Second

6`7" x 4`4"  
 5`8" x 4`11"  
 4`4" x 3`4"  
 9`8" x 10`1"  
 10`10" x 9`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**0813798**

Zoning:  
**R-2M**

Remarks

Pub Rmks: **Bright, open, clean; fall in love with this gorgeous home on quiet Panora Square. A wide front porch and lovely landscaping are inviting; the living area looks out over a peaceful park. The spacious kitchen features granite counters and stainless steel appliances as well as an eat up island. Extra closet space, a pantry, and a main floor powder room are added conveniences. Upstairs, a large master offers an ensuite and walk-in closet. Two more spacious bedrooms with walk-in closets, another bathroom, and upstairs laundry are an ideal family layout. An unfinished basement has electrical installed and is ready for your development ideas. Additional upgrades include a gas line to the back deck and additional line roughed-in for future gas stove as well as extra drainage installed around the home. In the yard, beautifully maintained grass, raspberry bushes, and raised vegetable garden beds off the large deck leave plenty of space to build your dream garage over the parking pad! A multi-zone sprinkler system with drip and spray options is set to automatically water the garden, berries and hanging baskets, so you'll always have a gorgeous outdoor space. This home is walking distance to shopping and the community features a water park and walking paths.**

Inclusions:  
 Property Listed By:

**N/A**  
**Grand Realty**

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





