



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 PANTON Way, Calgary T3K 0X2**

MLS®#: **A2166738**

Area: **Panorama Hills**

Listing Date: **09/18/24**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **3,379 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,888**  
Low Sqft:  
Ttl Sqft: **1,888**

DOM

**55**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`2" x 4`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`3" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 10`7"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`0" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 11`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>3`8" x 4`8"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>2`2" x 5`7"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`7" x 6`1"</b>
<b>Storage</b>	<b>Main</b>	<b>5`2" x 4`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 9`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`4" x 5`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 9`8"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>12`3" x 16`9"</b>

**Bedroom**  
**Walk-In Closet**

**Upper**  
**Upper**

**10`7" x 10`0"**  
**6`4" x 5`1"**

**Bedroom - Primary**  
**4pc Ensuite bath**  
Legal/Tax/Financial

**Upper**  
**Upper**

**14`3" x 11`10"**  
**8`10" x 9`3"**

Title:  
**Fee Simple**  
Legal Desc:

**1113400**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to this well kept 2 story single family home in prestige Panorama Hills. It features 9 feet ceiling on the main floor, wood spindle railings on the stairs, granite counter top in the kitchen, stainless steel appliances, hardwood flooring, corner gas fireplace with mantle, and double front attached garage. Upper floor has 3 bedrooms, large master bedroom with walk in closet, ensuite with separated bath tub and shower, and upper floor laundry room. Main floor with large and sunny living room, spacious kitchen and dining area, and sliding doors to large deck. Basement with 2 windows, and rough in for future bathroom. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. \*\* 97 Panton Way NW \*\***

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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









