



THE
A-TEAM

**RE/MAX
FIRST**

34 PANTON Bay, Calgary T3K 0V6

MLS®#: **A2167107** Area: **Panorama Hills** Listing Date: **09/18/24** List Price: **\$959,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **5,629 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,477**
 Low Sqft:
 Ttl Sqft: **2,477**

DOM
1
Layout
 Beds: **6 (4 2)**
 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,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Floor Furnace**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Gas Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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2pc Bathroom	Main	5`1" x 4`9"	Dining Room	Main	13`7" x 9`0"
Foyer	Main	10`11" x 7`0"	Kitchen	Main	9`7" x 15`2"
Laundry	Main	8`7" x 8`6"	Living Room	Main	17`5" x 15`2"
Flex Space	Main	13`0" x 10`11"	4pc Bathroom	Second	8`10" x 5`0"
4pc Ensuite bath	Second	12`9" x 14`6"	Bedroom	Second	12`0" x 10`10"
Bedroom	Second	10`1" x 12`10"	Bedroom	Second	12`9" x 9`7"
Family Room	Second	19`1" x 13`6"	Bedroom - Primary	Second	14`1" x 15`0"
3pc Bathroom	Basement	8`1" x 5`1"	Bedroom	Basement	11`10" x 13`0"
Bedroom	Basement	11`11" x 10`6"	Kitchen	Basement	13`7" x 12`10"
Living Room	Basement	13`7" x 11`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1410793**

Zoning: **R-1N**

Remarks

Pub Rmks: **Nestled in a serene cul-de-sac on a huge pie shaped lot backing onto a green space with no neighbors behind, this rare one of a kind stunning home offers approximately 2,500 sq/ft of luxurious living space (3,500 sq/ft including the fully developed legal walk-out basement) in Calgary's desirable northwest community of Panorama hills.. Built in 2014, makes this house one of the newest aged home in the area and features breathtaking views from every floor, backing onto picturesque walking path. Great cashflow for strategic investors trying to maximize the ROI in this market. The spacious front entrance welcomes you with warmth and brightness. Down the hall, the mud/laundry room provides direct access from the oversized garage, which features built-in shelves for ample storage. The main level features an open-concept design with 9-foot ceilings and large windows that flood the home with natural light, highlighting the scenic views. The chef-style kitchen is a culinary delight, complete with a large granite island, pantry, built-in oven, and gas range, making it perfect for culinary enthusiasts and entertaining guests. The living room seamlessly flows into the eating area and patio, perfect for hosting gatherings. Additionally, there's a separate dining area and a flex room/office, along with a convenient half bath. Upstairs, the grand master bedroom boasts a large walk-in closet and a spa-like ensuite, offering a peaceful retreat. Three additional bedrooms, a spacious bonus room, and another full bathroom complete the upper level, making this home perfect for a growing family. The walk-out basement offers 1,000 sq/ft of living space, featuring 9-foot ceilings with a versatile layout, including two bedrooms, a living room, and a well-designed U-shaped kitchen with high-end appliances. Stunning home in Panorama Hills with breathtaking views from every window, situated on the edge of a peaceful ravine, schools, and shopping plaza to name a few.**

Inclusions: **Basement Appliances**
 Property Listed By: **Real Broker**

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









