21 PANAMOUNT Street, Calgary T3K 0H2

MLS®#:	**A2167115**	Area:	**Panorama Hills**	Listing Date:	**10/01/24**
Status:	**Active**	County:	**Calgary**	Change:	**None**

List Price: **$1,099,786**

Association:**Fort McMurray**

General Information
Prop Type:	**Residential**			DOM	**5**
Sub Type:	**Detached**				
City/Town:	**Calgary**	Finished Floor Area		Layout	
Year Built:	**2007**	Abv Sqft:	**2,606**	Beds:	**6 (3 3)**
Lot Information		Low Sqft:		Baths:	**4.5 (4 1)**
Lot Sz Ar:	**4,391 sqft**	Ttl Sqft:	**2,606**	Style:	**2 Storey**
Lot Shape:					
				Parking	
				Ttl Park:	**4**
Access:				Garage Sz:	**2**
Lot Feat:	**Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**				
Park Feat:	**Double Garage Attached**				

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Stone,Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Courtyard,Garden,Lighting**		**Carpet,Hardwood,Tile,Vinyl Plank**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Stove(s),Washer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	**Main**	**7`7" x 7`1"**	**Living Room**	**Main**	**19`3" x 15`10"**
Family Room	**Main**	**17`5" x 14`4"**	**Den**	**Main**	**11`2" x 10`0"**
Dining Room	**Main**	**10`8" x 7`8"**	**Kitchen**	**Main**	**13`6" x 13`4"**
2pc Bathroom	**Main**	**7`0" x 2`10"**	**Bonus Room**	**Second**	**18`10" x 14`0"**
Bedroom - Primary	**Second**	**21`6" x 16`6"**	**Bedroom**	**Second**	**12`8" x 9`1"**
Bedroom	**Second**	**11`11" x 9`9"**	**5pc Ensuite bath**	**Second**	**15`3" x 11`0"**
Walk-In Closet	**Second**	**12`4" x 6`3"**	**4pc Bathroom**	**Second**	**7`11" x 4`11"**
Laundry	**Second**	**8`11" x 5`9"**	**Living Room**	**Basement**	**9`11" x 8`0"**
Kitchen	**Basement**	**26`7" x 8`10"**	**Dining Room**	**Basement**	**8`0" x 4`0"**
Bedroom	**Basement**	**16`1" x 11`9"**	**Bedroom**	**Basement**	**12`10" x 9`10"**

| Bedroom | Basement | 11`10" x 10`6" | 4pc Bathroom | Basement | 8`10" x 4`10" |
| 3pc Bathroom | Lower | 8`7" x 7`4" | Storage | Basement | 9`11" x 8`7" |

Legal/Tax/Financial

Title: **Fee Simple**		Zoning: **R-G**		
Legal Desc:	**0613527**			

Remarks

Pub Rmks: **Beautiful, Fully developed, total 3556 sq ft home, with a "legal Suite", in the very desirable and popular community of Panorama Hills, surrounded by Rolling Green Hills, parks, and pathways to enjoy everyday. Excellent value with 3 + 3 Bedrooms, 5 bathrooms, walking distance to Schools, Shopping, Parks, Golf course, VIVO Rec center, Library, soccer fields, and casual and fine dining. Very easy access to major routes and bus services. This spacious home offers very practical and well designed living. A welcoming Foyer to an open concept main floor with a main floor Study/Den, large Living Room, Dining room, Plus a large Family room with a fireplace and lots of windows all around. Gourmet Kitchen with large central island, granite counters, Stainless steel Appliances, Gas Cooktop stove, Chimney hood fan, Pantry. Well maintained Hardwood floor through out the main floor adds a lot of class too. A large deck off the dining area for you to relax with your family and friends. Nice railings on the stairway lead you upstairs to a Very large Bonus room - ideal for family movie time./relaxing. Primary bedroom with very spacious walk-in closet and 5 piece ensuite bathroom. Two additional large bedrooms, a main bath and laundry on this level to make your life easy. Newly finished "LEGAL BASEMENT SUITE" with 2 bedrooms, plus 1 without a window, but has sprinkler and alarms, one 4 piece bathroom and one 3 piece bathroom, nice open large kitchen, living room with granite counters, and chimney hood fan. Nice and very clean. This home also has AC for your comfort. The legal suite is rented for $1600 +30% utilities and Tenants would love to stay. So much to offer in this extra value home. Do not miss out. Book your showing soon!!.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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