



THE
A-TEAM

**RE/MAX
FIRST**

104 PANAMOUNT Manor, Calgary T3K 6H7

MLS®#: **A2167703**

Area: **Panorama Hills**

Listing Date: **09/20/24**

List Price: **\$738,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,109**

Low Sqft:

Ttl Sqft: **2,109**

DOM

62

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Built-In Range,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`8" x 12`11"
Bedroom	Second	12`0" x 10`6"
4pc Ensuite bath	Second	11`4" x 8`1"
Walk-In Closet	Second	9`10" x 4`10"
Walk-In Closet	Second	5`3" x 4`11"
Kitchen	Main	15`0" x 14`0"
Dining Room	Main	10`8" x 10`0"

Room	Level	Dimensions
Bedroom	Second	12`2" x 11`2"
Bedroom	Second	12`4" x 9`0"
4pc Bathroom	Second	7`9" x 4`11"
Walk-In Closet	Second	8`2" x 4`6"
Living Room	Main	15`0" x 15`0"
Office	Main	11`5" x 10`1"
Entrance	Main	10`7" x 6`10"

Pantry
Laundry
Game Room
Furnace/Utility Room

Main 4`0" x 4`0"
Main 5`10" x 5`9"
Lower 27`9" x 15`0"
Lower 11`2" x 11`0"

2pc Bathroom
Office
Storage

Main 5`2" x 4`11"
Lower 12`10" x 10`11"
Lower 12`8" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0513958**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to 104 Panamount Manor! It is a rare opportunity !!! This sunny SOUTH FACING BACKYARD 2-story home is nestled on a quiet street in Panorama Hills with very friendly neighbours . New renovated first floor including NEW hardwood floor, NEW granite counters, NEW hardwood cabinet, NEW electric stove, new Microwave Hood fan, NEW dishwasher, new washer and NEW dryer. EASY AMENITY ACCESSABILITY. There are 4 AMPLE bedrooms on the SECOND floor with 3 WALK-IN closet. It is perfect fit the growing family with convenient access to the K-3 public school, as well as the walkable distance to the 4-9 public school, high school. First time on the market built by award winning JAYMAN BUILT Homes. The entry way with high ceiling and 2 big mirrors build-in closet greets, a gorgeous entertainment room with formal big window to your left, high-end hardwood floors that run throughout the main floor of this home . The open concept floor plan allows for a spacious family room with a fireplace, high ceiling nook with a designated formal dining area, with plenty of natural light, and wonderful views from 3 extra size big windows, and a great sized kitchen that offers plenty of cabinet & counter space with granite counter tops, a two-tier kitchen island, and a walk-in pantry. The master room has a 4-piece ensuite with a large separate tub! This home is in a prime location with easy walkable access to all amenities such as bus terminal, grocery stores, T&T supermarket, public library, recreation center, hardware stores, landmark cinemas, Panorama Hills community center, and SO much more! Great accessibility to Stoney Trail, Deerfoot Trail, and a short drive to Cross Iron Mills and the Calgary International Airport.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







