



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 PANTON View, Calgary T3K 0X8**

MLS®#: **A2170017**      Area: **Panorama Hills**      Listing Date: **10/04/24**      List Price: **\$1,157,777**  
 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: **4,919 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,068**  
 Low Sqft:  
 Ttl Sqft: **3,068**

DOM

**2**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Landscaped, Street Lighting, Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 16`2"	Kitchen	Main	17`2" x 12`7"
Dining Room	Main	13`1" x 11`1"	Office	Main	13`0" x 9`8"
Laundry	Main	10`6" x 15`1"	Pantry	Main	4`6" x 5`0"
Bedroom - Primary	Upper	16`1" x 16`9"	Walk-In Closet	Upper	10`0" x 12`11"
Bedroom - Primary	Upper	12`1" x 11`4"	Walk-In Closet	Upper	7`4" x 4`9"
Bedroom	Upper	14`2" x 11`1"	Walk-In Closet	Upper	5`4" x 4`10"
Bedroom	Upper	16`2" x 11`1"	Walk-In Closet	Upper	4`1" x 5`9"
Bonus Room	Upper	14`8" x 17`1"	Game Room	Basement	27`9" x 16`0"

Bedroom  
2pc Bathroom  
4pc Ensuite bath  
4pc Bathroom

Basement  
Main  
Upper  
Basement

13`0" x 11`1"

Walk-In Closet  
5pc Ensuite bath  
5pc Bathroom

Basement  
Upper  
Upper

5`4" x 9`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1311619

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*\* OPEN HOUSE ON SUNDAY OCTOBER 6TH - 2:00 to 4:30 PM \*\*\* BACKING ON GREEN - FULLY DEVELOPED WALKOUT \*\*\* - Prepare to be impressed as you step into this stunning ARCURI HOMES-built, fully finished walkout home in Panorama Hills, backing onto beautiful green space. The inviting foyer creates a lasting impression the moment you enter. At the heart of the home, the kitchen stands out with its tall, detailed cabinetry, complementing the soaring 10 ft. ceilings. It features top-of-the-line built-in stainless steel appliances and a sleek chimney hood fan. The island bench not only adds style but also serves as a perfect spot for casual gatherings with family and friends. The primary bedroom is a serene retreat, offering peace and relaxation, while the ensuite bathroom provides a luxurious space to unwind. The upper level also boasts a second master bedroom, along with two generously sized bedrooms. Additional upgrades include a sprinkler system and built-in speakers, ensuring comfort and convenience. Outdoor entertainment is a breeze with the deck offering sweeping views of the surrounding green space. Conveniently located just a short stroll from bus stops, shops, and schools, this home is perfectly positioned for everyday living. Whether you call, click, or visit, don't miss the opportunity to experience this amazing home with its warm, welcoming atmosphere, high ceilings, and open spaces. The oversized garage offers extra storage space, and ample off-street parking is also available. You are only one viewing away from the house you have been waiting for.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Complete Realty**

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











