



THE
A-TEAM

**RE/MAX
FIRST**

25 PANAMOUNT Crescent, Calgary T3K 5L7

MLS®#: **A2170845** Area: **Panorama Hills** Listing Date: **10/04/24** List Price: **\$798,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,921**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,266 sqft** Ttl Sqft: **1,921**
 Lot Shape:

DOM

78
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dryer,Electric Oven,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Washer/Dryer**
 Int Feat: **Pantry,Walk-In Closet(s)**
 Utilities: **Electricity Available,Natural Gas Available,Water Available**

Room Information

Room	Level	Dimensions
Laundry	Main	9`0" x 9`2"
Kitchen	Main	11`9" x 12`5"
Dining Room	Main	12`5" x 8`8"
Entrance	Main	6`10" x 5`7"
Other	Main	13`0" x 10`0"
4pc Bathroom	Upper	7`6" x 4`11"
Bedroom	Upper	12`8" x 13`5"

Room	Level	Dimensions
Pantry	Main	7`7" x 4`8"
Living Room	Main	12`7" x 15`1"
Office	Main	13`0" x 5`0"
2pc Bathroom	Main	5`3" x 4`10"
Bonus Room	Upper	14`10" x 19`0"
Bedroom	Upper	10`2" x 10`1"
Other	Upper	7`6" x 3`10"

Bedroom - Primary
Kitchen
Entrance
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

14`0" x 11`11"
10`11" x 5`10"
6`6" x 4`4"
8`6" x 12`8"
8`2" x 7`2"

5pc Ensuite bath
Game Room
3pc Bathroom
Other

Upper
Basement
Basement
Basement

9`8" x 8`2"
12`1" x 10`0"
7`8" x 6`6"
16`5" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0110609

Zoning:
R-1

Remarks

Pub Rmks:

WELCOME to this Fully Renovated /Remodeled beautiful Single Family Home in the desirable community of PANORAMA HILLS. TONS OF NATURAL LIGHT, BEAUTIFUL LAYOUT WITH APPROVED SECONDARY LEGAL SUITE BASEMENT. A 2,644+ SQ FT FULLY DEVELOPED HOME. This beautiful detached house comes WITH NEW ROOF, and has 5 bedrooms + Bonus room with 3.5 bathrooms including a 4 pc ensuite with a jetted jacuzzi tub. The Main level showcases a bright cathedral ceiling Foyer, Formal Dining Room, Living Room, and Kitchen with new Cabinet and Granite Countertops, Stainless Steel Appliances, Walkthrough Pantry to the Laundry Room, and a Powder Room. The main floor consists of a state-of-the-art kitchen equipped with brand new beautiful granite countertops as well the finest appliances which include Gas counter top stove, wall installed oven & microwave. Once in the house you will be amazed by the amount of light that enters the home. Even by the night time you will be in awe of the beautiful SCENERIES around the house. In the basement you have 2 bedrooms 1 bathroom fully suited basement (approved Secondary legal Suite)with a separate laundry and kitchenette. Home comes with expensive and luxurious Italian concrete sidewalk leading to a beautiful and huge fenced backyard. The home is within a short walk to multiple Schools, Shopping Centers, Restaurants, Coffee Shops, Movie Theatre, Public Library, Vivo, Grocery Stores, major banks, public transport, lakes, biking trails and lots more. • Bright Living Spaces: The open-plan living and dining areas are perfect for family gatherings or cozy nights in. • Functional Kitchen: Equipped with modern appliances and plenty of cabinet space, ready for your culinary adventures. • Comfortable Bedrooms: Three well-sized bedrooms with ample closet space ensure everyone has their own retreat. • Outdoor Enjoyment: The spacious backyard is perfect for kids, pets, or weekend BBQs with friends. • Energy-Efficient: Save on utility bills with recently upgraded windows, insulation, and energy-efficient heating

Inclusions:
 Property Listed By:

N/A
Continental Realty & Management

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













