



THE
A-TEAM

**RE/MAX
FIRST**

605 PANORAMA HILLS Drive, Calgary T3K 4V5

MLS®#: **A2171865**

Area: **Panorama Hills**

Listing Date: **10/11/24**

List Price: **\$699,955**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **4,617 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,661**
Low Sqft:
Ttl Sqft: **1,661**

DOM

53
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
Int Feat: **Kitchen Island, No Animal Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`8" x 13`11"
Kitchen	Main	14`3" x 11`0"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	
Bedroom	Upper	10`5" x 11`1"
Family Room	Basement	15`11" x 23`6"
Office	Basement	7`10" x 11`6"

Room	Level	Dimensions
Dining Room	Main	13`10" x 10`2"
Laundry	Main	8`10" x 5`6"
Bedroom - Primary	Upper	14`4" x 11`9"
Bedroom	Upper	11`0" x 11`0"
4pc Bathroom	Upper	
Bedroom	Basement	13`0" x 10`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9712319

Remarks

Pub Rmks: **Check out the 3D Tour! Welcome to this beautiful 2 storey move in ready home in Panorama Hills! This home offers almost 2500 sqft of developed living space, 4 bedroom, 2.5 bathrooms, a finished basement, a private yard, and air conditioning! Step inside and the first thing you will notice is the vaulted ceilings letting in tons of natural light. Going to the main living area, you have a open kitchen, dining and living room area with large south backing windows and a cozy gas fireplace. In the kitchen, there are updated stainless steel appliances, lots of counter space and a good size pantry. To finish off the main floor, there is a half bath and a walking laundry room! Upstairs, there are 3 spacious bedrooms and 2 full bathrooms. Included in the bedroom count is a airy primary bedroom with vaulted ceilings and a 4 piece ensuite bathroom. The basement is fully finished with a large rec room, bedroom, and office space. Recent updates include roof(2019), hot water tank(2023), refrigerator(2024), washer/dryer(2019), microwave(2019). This desirable community is within walking distance(a 2km radius) to lots of amenities, shopping, schools(both public and catholic), and transit. Great location with quick access close proximity to Deerfoot Trail, Stoney Trail Country Hills Blvd and the Airport. Book a private showing today!**

Inclusions: n/a
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











