



THE
A-TEAM

**RE/MAX
FIRST**

109 PANAMOUNT Road, Calgary T3K 0H6

MLS®#: **A2172373**

Area: **Panorama Hills**

Listing Date: **10/15/24**

List Price: **\$740,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**
Lot Information
Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,272**
Low Sqft:
Ttl Sqft: **1,272**

DOM

36
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Gentle Sloping,Irregular Lot,Landscaped**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Storage**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`8" x 13`4"	Bedroom	Main	11`0" x 8`10"
Bedroom	Lower	12`10" x 12`0"	Bedroom	Lower	13`6" x 9`4"
Kitchen	Main	15`4" x 12`2"	Dining Room	Main	10`6" x 10`4"
4pc Ensuite bath	Main	9`0" x 8`2"	4pc Bathroom	Lower	7`8" x 4`11"
4pc Bathroom	Main	7`6" x 5`0"	Family Room	Lower	23`8" x 16`2"
Foyer	Main	7`6" x 4`10"	Laundry	Main	6`8" x 6`0"
Furnace/Utility Room	Lower	19`10" x 10`8"	Living Room	Main	16`0" x 14`4"

Title: **Fee Simple**
Legal Desc: **0713848**

Zoning: **R-G**

Remarks

Pub Rmks: **This beautifully maintained bungalow offers a perfect blend of comfort and functionality. With an open-concept design flooded with natural light, this home is ideal for both entertaining and everyday living. The inviting living room seamlessly connects to a large kitchen, making it easy to host gatherings. Step through the door to your balcony and enjoy the serene views of the well-landscaped backyard, creating a peaceful retreat right at home. On the main floor, you'll find two spacious bedrooms, including a primary suite that boasts an ensuite bathroom and a generous walk-in closet. An additional full bathroom on the main floor provides convenience for family and guests alike. The laundry is conveniently located on the main floor, adding to the practicality of this charming home. The large, open-concept walk-out basement expands your living space, featuring two additional bedrooms and a full bath, perfect for guests or family activities. The basement layout provides versatility, whether you envision a cozy family room, a home office, or a play area. Situated in the highly desirable Panorama Hills community, you'll enjoy easy access to beautiful parks, scenic walking trails, and a vibrant neighborhood atmosphere. Local schools, shopping, and recreational facilities are just a short distance away, making it an ideal location for families and individuals alike. Don't miss the opportunity to call this wonderful bungalow your new home.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









