



THE
A-TEAM

**RE/MAX
FIRST**

178 PANATELLA Boulevard, Calgary T3K 6B5

MLS®#: **A2172899**

Area: **Panorama Hills**

Listing Date: **10/14/24**

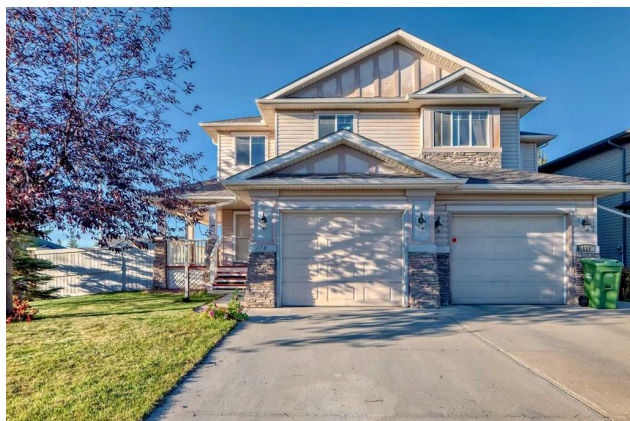
List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2005**

Lot Information
Lot Sz Ar: **4,520 sqft**
Lot Shape:

Access: **Back Yard,Corner Lot,Flag Lot,Street Lighting,Rectangular Lot**
Lot Feat: **Garage Door Opener,Single Garage Attached**
Park Feat:

Finished Floor Area
Abv Sqft: **1,683**
Low Sqft:
Ttl Sqft: **1,683**

DOM

37
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Playground,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	6`11" x 1`1"	Dining Room	Main	9`0" x 13`3"
Kitchen	Main	13`3" x 12`4"	2pc Bathroom	Main	4`11" x 5`0"
Laundry	Main	6`6" x 7`9"	Pantry	Main	4`0" x 3`11"
4pc Ensuite bath	Upper	6`5" x 9`6"	Walk-In Closet	Upper	6`5" x 7`7"
Bedroom - Primary	Upper	13`3" x 15`0"	Bedroom	Upper	10`8" x 10`0"
Bedroom	Upper	9`9" x 12`11"	Bonus Room	Upper	13`3" x 7`11"
Flex Space	Basement	7`0" x 11`9"	Office	Basement	6`5" x 5`10"

Family Room
4pc Bathroom

Basement
Basement

19`4" x 15`7"
8`7" x 4`11"

Furnace/Utility Room

Basement

8`8" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411489

Zoning:
R-1

Remarks

Pub Rmks: **Half duplex 2 storey home with fully finished basement for 2289 sqft living space in Panorama Hills. With an open floor plan on all 3 levels and neutral colors throughout. The main floor features a beautiful kitchen - great for cooking and entertaining, spacious living room, breakfast nook connecting to the huge deck through sliding patio door, corner gas fireplace and a half bath. The upper floor has 3 spacious bedrooms with an ensuite in the master bedroom and a 4 pc full main bathroom. a good-sized bonus room separate the master bedroom suite and the other tow bedrooms. The basement was recently finished with laminate floor huge family or entertainment room plus a 4 pc bathroom. This home is on a huge corner lot, landscaped and fenced with a nice sized deck. Panorama Hills is a mature neighborhood with all facilities your family would need; VIVO, 3 schools, community centre. Multiple ponds, walking paths, golf courses . major shoppings, public ,transportations. Easy access to the airport and out of town., Community centre offers picnic, entertaining centre, before after school, BBQ, sand box, tennis court, evant town hall can be booked and a lot of evants for the community. Insurance quote on hail damage is available in the supplements.**

Inclusions:
Property Listed By:

None
Grand Realty

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

