

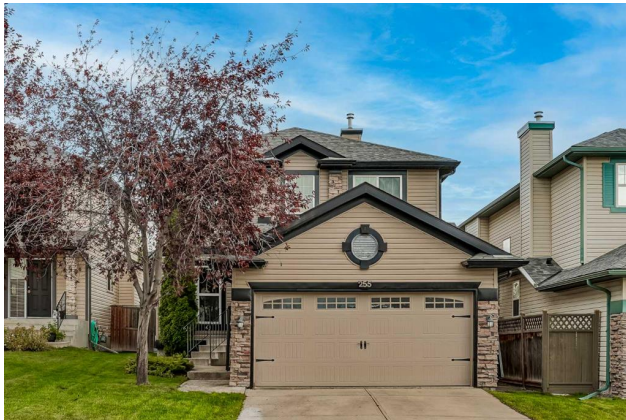


THE A-TEAM

RE/MAX FIRST

255 PANORAMA HILLS Manor, Calgary T3K 5K6

MLS#: A2173497 Area: Panorama Hills Listing Date: 10/17/24 List Price: \$780,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2000
Finished Floor Area: 1,840
Lot Sz Ar: 4,854 sqft
Ttl Sqft: 1,840

DOM

12
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard,Lawn,No Neighbours Behind
Park Feat: Double Garage Attached

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding,Wood Frame
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator
Int Feat: Breakfast Bar,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Living Room, Mud Room, Bedrooms, and Bathrooms with their respective levels and dimensions.

4pc Bathroom
4pc Bathroom

Upper
Lower

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0011988

Remarks

Pub Rmks:

OPEN HOUSE Saturday October 19th 2pm-4pm. In the heart of Panorama Hills Estates, you will find a bright and spacious house to make into your home. Boasting 2700 sq. ft. of developed space, 5 bedrooms and 4 bathrooms, every inch of this former show home has been fully renovated into an elegant, like-new abode, which includes luxury vinyl plank floors and upgraded, oversized baseboards that flow seamlessly throughout the home. The entryway, kitchen and both living rooms are illuminated by an abundance of pot lights, controlled by dimmer switches, for whatever mood you desire. From the tiled entryway, glide past the open-railing staircase into the gourmet kitchen, with matching quartz countertops and backsplash and beautiful off-white cabinets that stretch up to the ceiling. The kitchen is fully loaded with brand-new, stainless steel appliances, a built-in microwave, a dishwasher, a double-door refrigerator, a gas range and a cabinet insert range hood. Cabinetry has been designed for efficiency and has conveniently located sliding spice and sliding garbage and recycling cabinets. Entertain friends and family in the open-concept space, where you can comfortably sit on barstools at the extended kitchen island, or warm up on those cozy nights by the fireplace, surrounded by marble-style tile. Move the party outside onto the spacious deck and wide-open massive backyard for kids or dogs to run around in. This space is ideal for summer BBQs or family gatherings. Upstairs includes 3 spacious bedrooms with ample closet space. The primary bedroom's ensuite is fully upgraded with a soaker tub, double vanity, and a separate tiled shower and toilet area. All 4 bathrooms as well as the mud room on the main level are tiled for continuity, repeating this elegant style that starts from your first step into the home. A second contemporary staircase leads you down to the fully developed basement with 2 additional bedrooms and a cozy living space with its own fireplace. This bonus area is perfect for you to create a theatre room or workout area. Additional features include all new windows and doors throughout the home, a new furnace and 40-gallon hot water tank and new siding for a fresh and updated exterior. You will feel like first-time owners of this well-cared-for property. Located within walking distance to two schools, walking paths, parks and playgrounds you might more often choose to keep your vehicles stored in the double-car garage. Panorama Hills is a wonderful and safe area and is conveniently located close to a variety of shopping options, Country Hills Golf Club, Landmark Cinemas and close to main thoroughfares including a short drive to Stoney Trail and a short 10-minute taxi ride to the airport. Take advantage of this wonderful opportunity to own this brand-new like home in a well-established area with endless amenities. A new lifestyle experience waits for you at 255 Panorama Hills Manor NW.

Inclusions:
Property Listed By:

N/A
eXp Realty

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





