



THE
A-TEAM

**RE/MAX
FIRST**

446 PANAMOUNT Boulevard, Calgary T3K 5V1

MLS® #: **A2177575**

Area: **Panorama Hills**

Listing Date: **11/05/24**

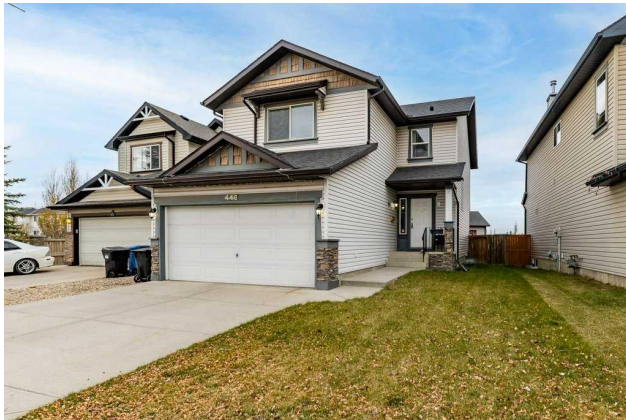
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,359 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,736**
Low Sqft:
Ttl Sqft: **1,736**

DOM

16
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None,Other**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Natural Woodwork,No Animal Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`2" x 6`7"
Kitchen	Main	10`10" x 14`0"
Living Room	Main	14`0" x 13`9"
4pc Ensuite bath	Second	9`11" x 4`10"
Bedroom	Second	9`10" x 8`10"
Family Room	Second	16`10" x 11`10"

Room	Level	Dimensions
Dining Room	Main	10`10" x 9`2"
Laundry	Main	11`8" x 5`2"
4pc Bathroom	Second	7`5" x 5`8"
Bedroom	Second	11`0" x 11`9"
Bedroom - Primary	Second	14`6" x 15`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311990

Zoning:
R-G

Remarks

Pub Rmks: **Envision yourself in this elegantly maintained and spacious residence, nestled within the prestigious community of Panorama Hills. The home welcomes you with a sophisticated open floor plan, enhanced by the exquisite durability of acacia walnut hardwood flooring throughout the main level. The kitchen, thoughtfully designed for both functionality and style, provides ample storage and pantry space while seamlessly opening to the inviting living room, centered around a charming fireplace. Ascend to the upper level to find a sun-drenched bonus room, currently converted into a bedroom, alongside three generously proportioned bedrooms, a full bath, and a luxurious master ensuite. The expansive basement, featuring large raised windows, remains a blank canvas, ready for your personal touch. With its unbeatable location, this home offers unparalleled convenience, with schools, parks, and a wealth of amenities just a short stroll away, as well as easy access to both Stoney Trail and Deerfoot Trail. Don't miss the extraordinary opportunity to call this residence your own!**

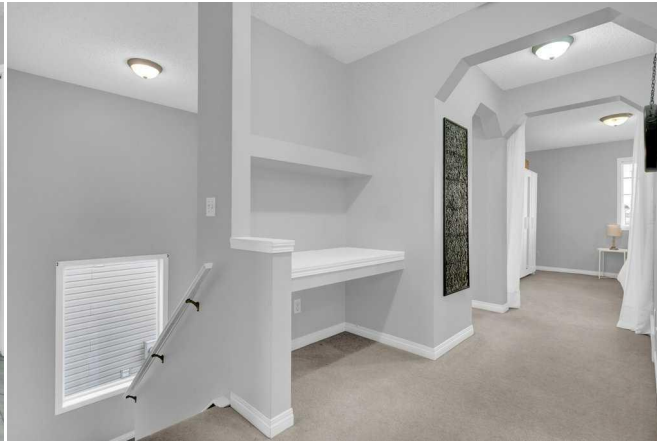
Inclusions: **Refrigerator, Dishwasher, Washer, Dryer, Electric Range, Range Hood, Attached Cabinet in the Bonus Room**

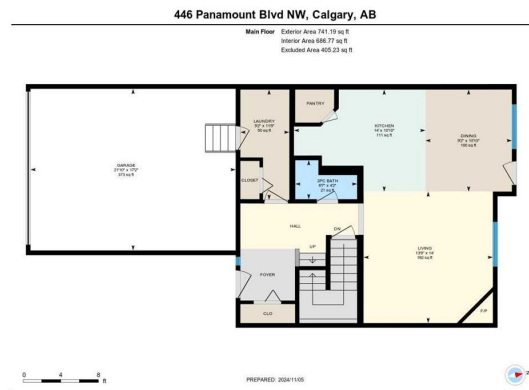
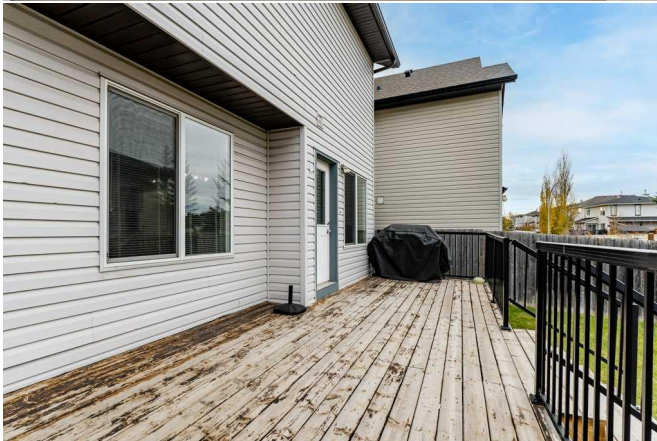
Property Listed By: **CIR Realty**

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

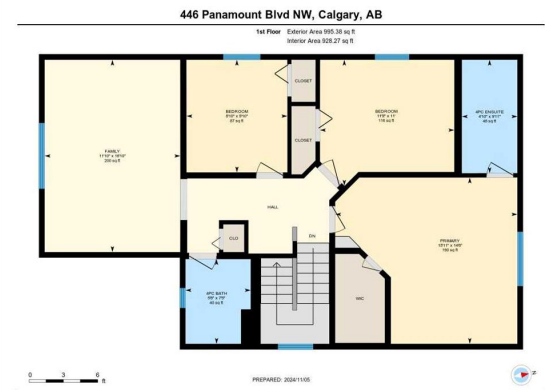








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Basement (Below Grade) Exterior Area 729.00 sq ft
Interior Area 675.10 sq ft

UP

STORAGE

PREPARED: 2024/11/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.