

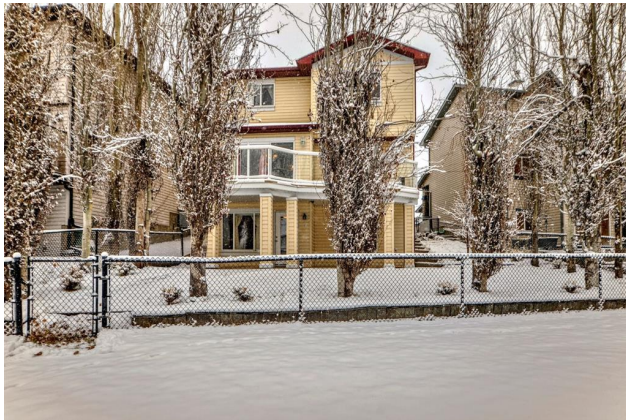


THE
A-TEAM

**RE/MAX
FIRST**

47 PANAMOUNT Heights, Calgary T3K 5T2

MLS® #: **A2179877** Area: **Panorama Hills** Listing Date: **11/21/24** List Price: **\$799,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,230 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,901**
 Low Sqft:
 Ttl Sqft: **1,901**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Cul-De-Sac,Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 13`2"
Pantry	Main	4`0" x 3`11"
Laundry	Main	9`0" x 5`10"
Entrance	Main	6`10" x 8`8"
Balcony	Main	12`11" x 9`9"
Bedroom	Upper	10`1" x 10`3"
Bedroom	Upper	8`11" x 11`2"

Room	Level	Dimensions
Dining Room	Main	12`0" x 8`11"
2pc Bathroom	Main	4`8" x 4`10"
Living Room	Main	13`0" x 18`0"
Balcony	Main	12`8" x 10`6"
4pc Bathroom	Upper	8`11" x 4`11"
Bedroom - Primary	Upper	12`1" x 13`11"
Bonus Room	Upper	17`11" x 14`1"

4pc Ensuite bath
4pc Bathroom
Family Room

Upper
Basement
Basement

12`2" x 9`0"
6`3" x 10`8"
13`2" x 21`11"

Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

6`6" x 4`8"
10`3" x 15`7"
8`5" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0212385

Zoning:
R-G

Remarks

Pub Rmks:

Welcome home to this beautiful 2-STORY WALKOUT BACKING ONTO WALKING PATHWAYS and steps from the GREEN SPACE located in the very heart of the desirable community of PANORAMA! You will be greeted by the airy OPEN-TO-ABOVE ENTRANCE welcoming you to the OPEN FLOOR PLAN. The LARGE WINDOWS run across the entire back wall of the house bringing in TONS of NATURAL LIGHT to your living room, dining room and the kitchen! Your living room overlooks your SOUTH FACING DECK that continues from the living room to the dining room. Step out from the dining room SLIDING DOORS to the LARGE DECK to soak in all the sun & the view of the GREEN SPACE steps away! The views that change with changing seasons! If you enter through the DOUBLE FRONT-ATTACHED GARAGE, it will lead you to the MUDROOM/LAUNDRY ROOM and then 2-PIECE bath, entrance to the basement and the staircase to the upper floor. The upper floor boasts a LARGE & BRIGHT BONUS ROOM with BUILT-IN ENTERTAINMENT WALL. The MASTER BEDROOM has a SPACIOUS ENSUITE that has a SOAKER TUB, a WALK-IN SHOWER and a WALK-IN CLOSET. Down the hallway, you will find two additional great sized bedrooms and a 4-PIECE FULL BATHROOM. The WALKOUT BASEMENT has a LARGE 4-PIECE BATHROOM, A LARGE BEDROOM with LARGE WINDOWS overlooking the GREEN YARD! The basement LIVING ROOM is equipped with a GAS FIREPLACE (2nd one in the main living room), LARGE WINDOWS, and a DOOR that leads to COVERED & CONCRETED PORCH with VIEWS of the GREEN SPACE and the WALKING PATH. The SWEDISH ASPEN TREES provide additional greenery and the yard is landscaped and has BEAUTIFUL CONCRETE WALKWAY out of the yard and walk up to the grade to the front of the house. This well maintained house and this type of walkouts don't come by that often. Welcome HOME!

Inclusions:
Property Listed By:

NONE
URBAN-REALTY.ca

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

