



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 PANORAMA HILLS Manor, Calgary T3K 5K6**

MLS®#: **A2179912**      Area: **Panorama Hills**      Listing Date: **11/19/24**      List Price: **\$777,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

DOM

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

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`4" x 5`2"	Dining Room	Main	5`2" x 11`8"
Living Room	Main	16`2" x 16`3"	Kitchen	Main	9`2" x 13`4"
Mud Room	Main	4`4" x 7`6"	Laundry	Main	5`2" x 7`6"
Bedroom - Primary	Upper	11`10" x 18`2"	Bedroom	Upper	10`9" x 11`1"
Bedroom	Upper	11`5" x 11`8"	Bedroom	Lower	11`1" x 14`8"
Bedroom	Lower	10`7" x 11`8"	Bonus Room	Lower	13`10" x 15`8"
Furnace/Utility Room	Lower	7`4" x 8`10"	2pc Bathroom	Main	

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, November 23rd from 1pm-3pm. 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-railling 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**

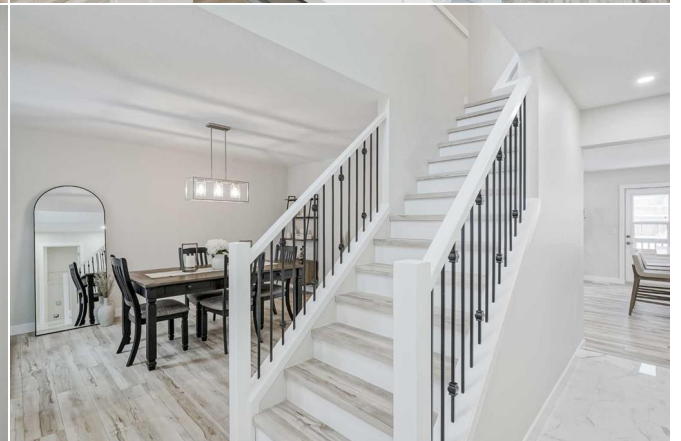
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

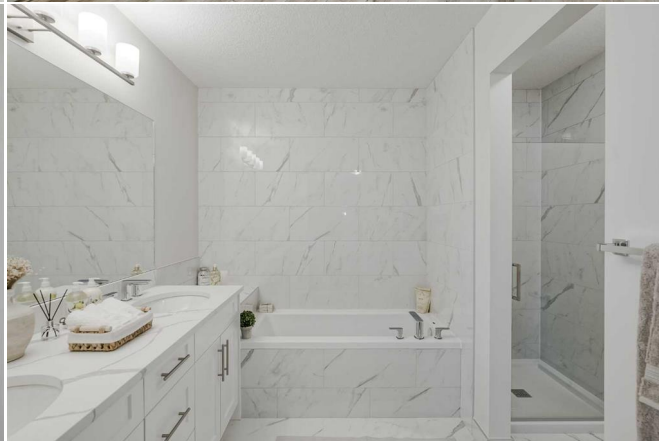




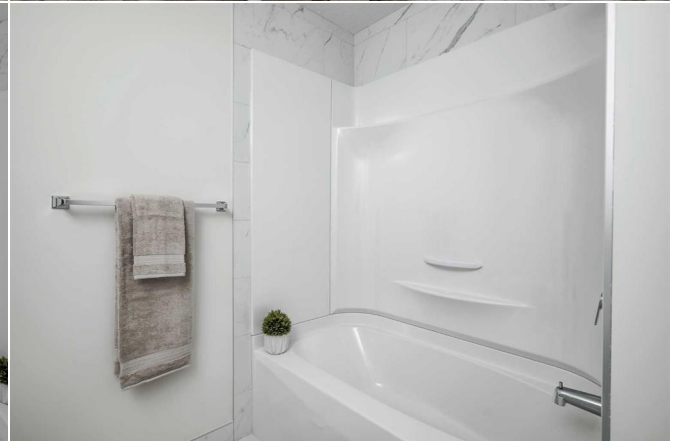
















Property boundary lines are approximate

