



THE
A-TEAM

**RE/MAX
FIRST**

124 PANAMOUNT Way, Calgary T3K 0P7

MLS® #: **A2181064** Area: **Panorama Hills** Listing Date: **11/26/24** List Price: **\$549,900**
 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: **2011**
Lot Information
 Lot Sz Ar: **3,971 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Pie Shaped Lot**
 Park Feat: **Alley Access,Carport,See Remarks**

Finished Floor Area
 Abv Sqft: **1,211**
 Low Sqft:
 Ttl Sqft: **1,211**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Composite Siding,Shingle Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|--------------------------|--------------|-----------------------|
| Kitchen | Main | 13`0" x 8`5" | Dining Room | Main | 12`7" x 8`1" |
| Living Room | Main | 13`0" x 13`8" | 2pc Bathroom | Main | 5`3" x 5`6" |
| Bedroom | Upper | 10`11" x 13`4" | Bedroom - Primary | Upper | 12`11" x 13`2" |
| 4pc Ensuite bath | Upper | 7`7" x 4`11" | 3pc Ensuite bath | Upper | 8`7" x 6`4" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0915324

R-G

Remarks

Pub Rmks:

BRAND NEW ROOF. HUGE SOUTH PIE LOT. Discover the perfect blend of style, functionality, and outdoor space in this fantastic 2-storey home situated on an impressive lot in the established community of Panorama Hills. With over 1,200 sq ft of thoughtfully designed living space, this home offers a modern open-concept layout that's bright, inviting, and perfect for day-to-day living or entertaining. Upstairs, you'll find two spacious primary bedrooms, each complete with their own private ensuite and walk-in closet, providing the ultimate in comfort and convenience. The home features 2.5 baths in total, with room for everyone to enjoy their personal space. The heart of the home is the open-concept kitchen, boasting stainless steel appliances, a central island, and a sleek tiled backsplash. It flows seamlessly into the dining and living areas, with large windows that let in an abundance of natural light. Step outside, and you'll be wowed by the triple-tier backyard deck, perfect for relaxing, hosting barbecues, or enjoying the expansive yard. The upgraded Hardie Board siding adds durability and curb appeal. Parking is a breeze with a double car parking pad, large enough to accommodate an RV. The undeveloped basement comes with a rough-in for a future bathroom and is ready for your creative vision to transform it into the space of your dreams. Located in one NW Calgary's larger and more established communities, this home offers unbeatable convenience. Enjoy walking distance to schools, parks, and playgrounds, as well as nearby shops, restaurants, transit, the Vivo Centre, Landmark movie theatre and more! Everything you need is within reach. This home is a rare find with its prime location, functional layout, and incredible outdoor space. Don't miss your chance to make it yours!

Inclusions:

N/A

Property Listed By:

RE/MAX First

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







