



THE
A-TEAM

**RE/MAX
FIRST**

187 PANAMOUNT Heights, Calgary T3K 5T3

MLS®#: **A2182507** Area: **Panorama Hills** Listing Date: **12/06/24** List Price: **\$649,000**
 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: **4,144 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,567**
 Low Sqft:
 Ttl Sqft: **1,567**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Mixed**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`8" x 10`11"	Foyer	Main	7`8" x 13`0"
Kitchen	Main	11`4" x 9`3"	Laundry	Main	6`1" x 6`4"
Living Room	Main	13`4" x 14`4"	2pc Bathroom	Main	6`11" x 2`10"
Bedroom	Second	10`4" x 8`11"	Bedroom	Second	11`11" x 10`2"
Family Room	Second	14`11" x 12`0"	Bedroom - Primary	Second	12`0" x 11`5"
4pc Bathroom	Second	7`9" x 5`0"	4pc Ensuite bath	Second	7`5" x 4`11"
3pc Bathroom	Basement	8`7" x 4`11"	Game Room	Basement	18`8" x 26`4"

Furnace/Utility Room

Basement

8`8" x 8`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0212385

Zoning:

R-G

Remarks

Pub Rmks:

STUNNING DETACHED HOME IN DESIRABLE PANORAMA HILLS! Welcome to this exceptional residence, perfectly situated in a prime location within walking distance to top-rated schools, parks, and shopping amenities. As you step inside, you'll be greeted by the bright and airy open-concept kitchen, complete with a stunning 3-faced gas fireplace that seamlessly connects to the living area. The dramatic foyer boasts an impressive open-to-below design, flooding the space with natural light. The second floor boasts three generously sized bedrooms, each offering ample space for rest and relaxation. A convenient family room provides the perfect spot for quality time with loved ones. The fully finished basement is a true showstopper, featuring a 3-piece bath with a sleek standing shower and a massive rec room with a wet bar - perfect for entertaining friends and family. The house comes complete with an air-conditioning unit. With its excellent location, stunning interior features, and beautifully landscaped exterior, this incredible home is a rare find in Panorama Hills. Don't miss your chance to make it yours!

Inclusions:

NA

Property Listed By:

eXp Realty

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









187 Panamount heights , Calgary, AB

Main Floor Exterior Area 704.54 sq ft
Interior Area 653.58 sq ft
Excluded Area 332.41 sq ft



PREPARED: 2024/12/05

While 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.

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2nd Floor Exterior Area 653.23 sq ft
Interior Area 552.85 sq ft
Excluded Area 21.42 sq ft



PREPARED: 2024/12/05

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Basement (Below Grade) Exterior Area 612.93 sq ft
Interior Area 571.33 sq ft



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