

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



<u>1</u>			DOM		
Residential			15		
Detached			<u>Layout</u>		
Calgary <u>Finished Floor Area</u>		ea	Beds:	3 (3)	
2002	Abv Sqft:	1,567	Baths:	3.5 (3 1)	
	Low Sqft:		Style:	2 Storey	
4,144 sqft	Ttl Sqft:	1,567			
			Parking		
			Ttl Park:	4	
			Garage Sz:	2	
			, s		
Back Yard,City Lot,Private					
Double Garage	Attached				
	Residential Detached Calgary 2002 4,144 sqft Back Yard,City I	ResidentialDetachedCalgaryFinished Floor Ar2002Abv Sqft:Low Sqft:4,144 sqftTtl Sqft:	Residential Detached Calgary Finished Floor Area 2002 Abv Sqft: 1,567 Low Sqft: 4,144 sqft Ttl Sqft: 1,567 Back Yard,City Lot,Private 1,567 1,567	Residential 15 Detached Layout Calgary Finished Floor Area Beds: 2002 Abv Sqft: 1,567 Baths: Low Sqft: Low Sqft: Style: 4,144 sqft Ttl Sqft: 1,567 Back Yard,City Lot,Private Back Yard,City Lot,Private Each Parking	

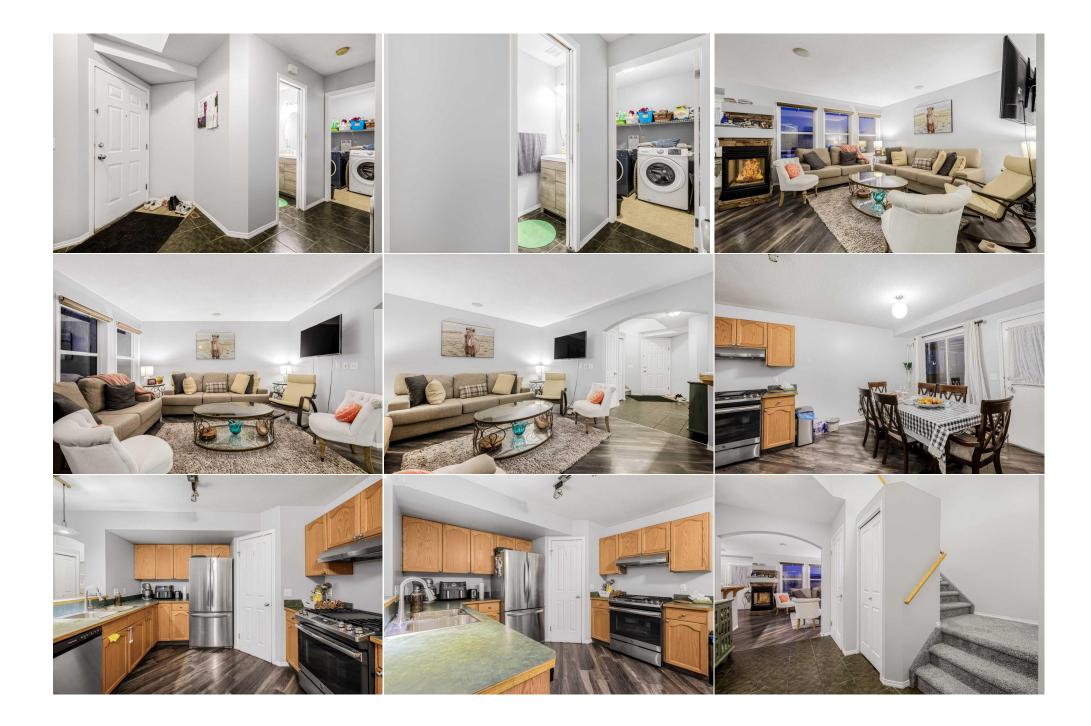
Utilities and Features

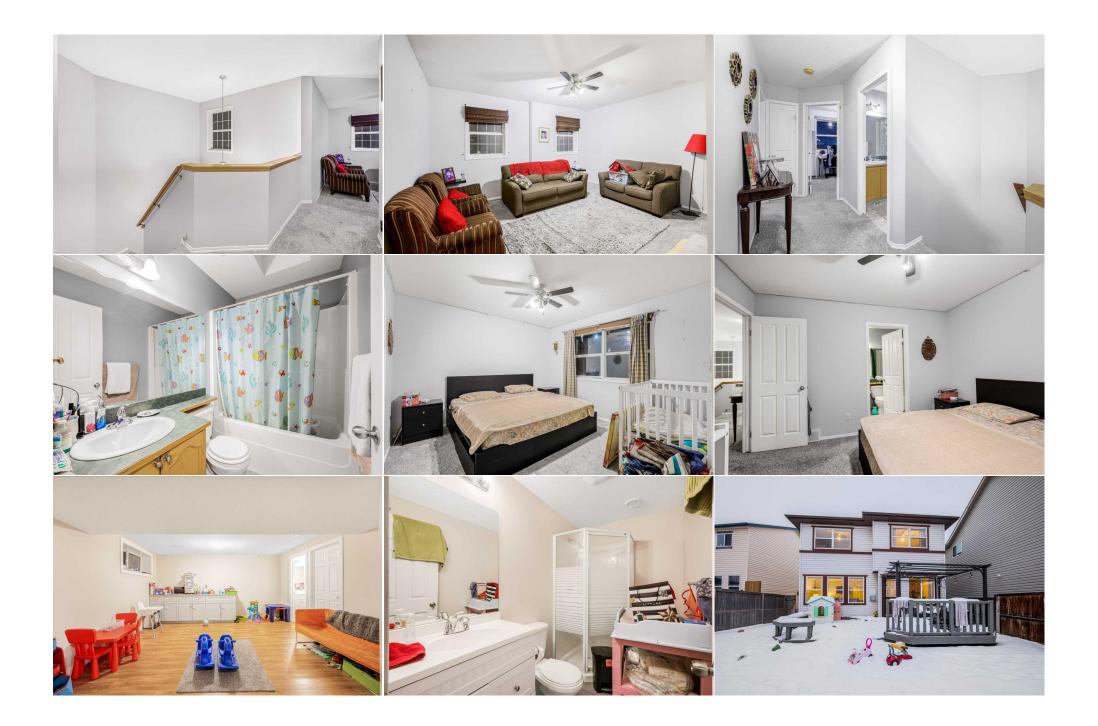
Roof: Heating: Sewer:	Asphalt Shingle Central,Natural Gas		Construction: Mixed Flooring:				
Ext Feat:	Private Entrance,Private Yard		Carpet,Ceramic Tile,Lamin Water Source: Fnd/Bsmt:				
Kitchen Appl: Int Feat: Utilities:	DI: Central Air Conditioner,Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer Ceiling Fan(s),Pantry Room Information						
Room Dining Room Kitchen Living Room Bedroom Family Room 4pc Bathroom 3pc Bathroom		Dimensions 11`8" x 10`11" 11`4" x 9`3" 13`4" x 14`4" 10`4" x 8`11" 14`11" x 12`0" 7`9" x 5`0" 8`7" x 4`11"	Room Foyer Laundry 2pc Bathroom Bedroom Bedroom - Primary 4pc Ensuite bath Game Room	<u>Level</u> Main Main Second Second Second Basement	Dimensions 7`8" x 13`0" 6`1" x 6`4" 6`11" x 2`10" 11`11" x 10`2" 12`0" x 11`5" 7`5" x 4`11" 18`8" x 26`4"		

Furnace/Utility Room	Basement	8`8" x 8`8"				
-			Legal/Tax/Financial			
Title:		Zoning:				
Fee Simple	0212205	R-G				
Legal Desc:	0212385		Derive due			
			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









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