



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 PANAMOUNT Crescent, Calgary T3K 5L7**

MLS®#: **A2188971**

Area: **Panorama Hills**

Listing Date: **02/05/25**

List Price: **\$755,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **4,682 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,112**  
Low Sqft:  
Ttl Sqft: **2,112**

DOM

**17**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 15`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 11`0"</b>
<b>Living Room</b>	<b>Basement</b>	<b>27`9" x 15`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 6`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 11`2"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`6" x 6`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 8`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`6" x 13`10"</b>
<b>Office</b>	<b>Main</b>	<b>9`7" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 12`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 8`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 4`8"</b>

4pc Bathroom  
3pc Bathroom

Upper  
Basement

9`0" x 4`11"  
11`0" x 4`8"

4pc Ensuite bath

Upper

12`0" x 5`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0110609**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to 12 Panamont Crescent! Pride of Ownership Shines in This Beautifully Maintained Home! Located in a family-friendly neighborhood, this stunning home offers everything you need! With walking trails, array of schools, and parks just steps away, it's the perfect place for families of all sizes. Inside, you'll love the open-concept layout, featuring a spacious family room and living room, ideal for entertaining. With four bedrooms upstairs and one in the fully finished basement, plus a main-floor office, this home is both functional and inviting. The fully finished basement adds even more living space, boasting a large rec room, living area, and an additional bedroom. Step outside to a large, south-facing backyard, meticulously maintained and perfect for relaxation or entertaining. The location is unbeatable! You're within walking distance to Vivo, Landmark Cinemas, Sobeys, Home Depot, and more. Plus, easy access to Stoney Trail, Deerfoot Trail, and the Calgary Airport makes commuting a breeze. This home is a rare find—don't miss your chance to make it yours! Schedule your showing today!**

Inclusions:  
Property Listed By:

**NA**  
**Real Broker**

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











