



THE
A-TEAM

**RE/MAX
FIRST**

31 PANAMOUNT Drive, Calgary T3K 5L9

MLS®#: **A2189308** Area: **Panorama Hills** Listing Date: **01/22/25** List Price: **\$719,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **4,563 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,858**
 Low Sqft:
 Ttl Sqft: **1,858**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Private**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer:
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave,Oven,See Remarks,Washer/Dryer,Window Coverings** **See Remarks**
 Int Feat: **No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`2" x 12`0"	Bedroom	Second	11`0" x 9`0"
Bedroom	Second	10`2" x 10`4"	Bonus Room	Second	18`0" x 14`0"
4pc Bathroom	Second		4pc Ensuite bath	Second	
2pc Bathroom	Main		Family Room	Main	18`0" x 13`0"
Kitchen	Main	13`0" x 8`8"	Nook	Main	13`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0110609

Zoning:
R-G

Remarks

Pub Rmks: **Location, Location, Location! This distinguished former show home is located in Panorama Hills, a prestigious and friendly community nestled in Northwest Calgary. The convenience of this beautiful home to all amenities is truly unmatched! It's just a quick 2-minute drive to Superstore, a 3-minute drive to Stony Trail to the north, and only one block away from a main bus terminal, which includes the express 301 route to downtown. Additionally, it's within walking distance to two premium high schools, North Trail High School and Notre Dame High School. With fresh NEW paint, NEW flooring, NEW LG stainless steel appliances around the kitchen island, a New roof, this creatively designed, open-concept home is a rare find. When you step inside, the exceptional high-ceiling foyer welcomes you with its bright and airy design, leaving an inviting first impression every time. The open living room is perfect for family gatherings or quiet evenings by the cozy gas fireplace, blending comfort and functionality seamlessly. The convenience of a main-floor laundry room makes chores a breeze, while the double-attached garage ensures you stay warm and snow-free during the winter months. On the second floor, you'll find three spacious bedrooms and a versatile bonus room with a second gas fireplace. The bright and elegant master suite boasts a luxurious and functional jetted tub—perfect for unwinding after a long day. The basement is partially finished and provides endless opportunities for customization. Whether you envision a recreation room, home office, or additional bedroom, this space is ready for your personal final touch. Living here means everything you need is right at your fingertips. Community centre, schools, parks, walking paths, and shopping are all nearby, offering your family the perfect blend of convenience and comfort. This isn't just a home—it's a better way to live. Contact me today to make it yours!**

Inclusions: **Light features.**
Property Listed By: **Top Producer Realty and Property Management**

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





