



THE
A-TEAM

**RE/MAX
FIRST**

97 PANTON Way, Calgary T3K0X2

MLS®#: **A2189338**

Area: **Panorama Hills**

Listing Date: **01/23/25**

List Price: **\$729,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,249 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,888**
Low Sqft:
Ttl Sqft: **1,888**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.5 (2 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: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`7" x 11`9"	Dining Room	Main	9`3" x 10`7"
Balcony	Main	9`0" x 9`9"	Kitchen	Main	9`4" x 11`10"
Pantry	Main	3`8" x 4`8"	Nook	Main	2`2" x 5`7"
Entrance	Main	4`2" x 4`7"	Mud Room	Main	4`7" x 6`1"
Storage	Main	5`2" x 4`11"	2pc Bathroom	Main	4`8" x 4`11"
Bedroom	Upper	10`7" x 9`10"	Laundry	Upper	6`4" x 5`11"
4pc Bathroom	Upper	4`11" x 9`8"	Family Room	Upper	12`3" x 16`9"
Bedroom	Upper	10`7" x 10`0"	Bedroom - Primary	Upper	14`3" x 11`10"
Walk-In Closet	Upper	6`4" x 5`1"	4pc Ensuite bath	Upper	8`10" x 9`3"
Storage	Basement	19`11" x 35`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1113400**

Remarks

Pub Rmks: **Nestled in the sought-after community of Panorama Hills, this beautifully maintained two-storey home has been recently upgraded with a NEW ROOF, SIDINGS, and GARAGE DOOR in 2025. Step inside and discover a bright, open-concept layout of the main floor featuring 9-foot ceilings, hardwood flooring, and a corner gas fireplace with an elegant mantle. The heart of the home is a contemporary kitchen complete with granite countertops, stainless steel appliances, and plenty of cabinetry storage space. The kitchen connects to the spacious living room and bright dining area that opens to a sunny deck- perfect for entertaining. Upstairs, you'll find three inviting bedrooms, including a generous primary suite with a walk-in closet and a 4-piece ensuite featuring a separate tub and shower. A bonus room provides the perfect spot for a theatre room which is great for entertainment and relaxation. A convenient second-floor laundry room (newer washing machine) adds to the home's overall functionality. The unfinished basement offers endless potential for customization to suit your lifestyle needs. A double front-attached garage provides ample parking and storage. Situated near playgrounds, shopping, restaurants, and with easy access to major roads, this home truly combines comfort and convenience. Whether you're a first-time buyer or looking to upgrade your home, don't miss out and schedule your viewing today!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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







