



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 PANORAMA HILLS View, Calgary T3K 5B8**

MLS®#: **A2197075**      Area: **Panorama Hills**      Listing Date: **02/25/25**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **4,327 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,916**  
 Low Sqft:  
 Ttl Sqft: **1,916**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning: **R-G**  
**Fee Simple**  
 Legal Desc: **9910567**

Remarks

Pub Rmks: **Welcome to this exceptional 2-storey detached home, perfectly situated in the sought-after NW community of Panorama Hills. Offering over 2,700 sq. ft. of**

developed living space, this beautifully maintained residence features 4 bedrooms, 3.5 baths, a fully finished walk-out basement, and a double attached garage. Step inside to discover a bright and inviting main floor with rich hardwood flooring and an open-concept design. The spacious living area boasts soaring ceilings and a cozy gas fireplace, creating the perfect ambiance for family gatherings. The gourmet kitchen is a chef's dream, complete with elegant wood cabinetry, granite countertops, a large island, and a separate pantry. Sunlight floods the space through expansive south-facing windows, enhancing the home's warm and welcoming atmosphere. Upstairs, a balcony overlooks the main level, adding to the home's grandeur. The upper floor includes three generously sized bedrooms, including a luxurious primary suite with a walk-in closet featuring built-in organizers and a 5-piece ensuite. The fully finished walk-out basement boasts a spacious recreational room with a built-in entertainment center, ideal for family movie nights, along with a fourth bedroom and a full 4-piece bathroom. Outside, the beautifully landscaped backyard backs onto lush green space and a walking path, offering a serene retreat. Enjoy outdoor living on the patio or the deck—perfect for relaxing or entertaining guests. Located in a vibrant, family-friendly neighborhood, this home is close to schools, shopping centers, restaurants, playgrounds, and more. Don't miss the opportunity to own this incredible family home in one of NW Calgary's most desirable communities. Schedule your private viewing today!

Inclusions:  
Property Listed By: 2% Realty

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





















