



THE
A-TEAM

**RE/MAX
FIRST**

175 PANAMOUNT Street, Calgary T3K 6J9

MLS®#: **A2197730**

Area: **Panorama Hills**

Listing Date: **02/27/25**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Access:

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

DOM

0

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Playground,Private Entrance,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Laminate Counters,No Animal Home,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **0511715**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning detached home in the sought-after community of Panorama Hills! With nearly 2,500 sq. ft. of living space, this home offers an open-**

concept layout perfect for modern family living. The main floor features a formal dining room and a spacious family room with elegant hardwood flooring. The kitchen is equipped with stainless steel appliances, laminate countertops, a massive granite island, a corner pantry, and plenty of cabinetry. The breakfast nook is complemented by stylish tile flooring, while large windows flood the home with natural light. A great-sized office/den provides the perfect workspace, and the main level also includes a convenient laundry room and a 2-piece bathroom. On the second floor, you'll find three spacious bedrooms and a bright bonus room with glass panel railings. The massive master bedroom features a 4-piece ensuite and a generous walk-in closet. The second and third bedrooms are also very spacious, each with ample closet space. The entire second floor is finished with comfortable carpeting. Step outside to enjoy the beautiful backyard, which backs onto a school playground—a perfect setting for families! The home is also within walking distance to schools and close to shopping centers, bus stations, a golf course, and much more. The unfinished basement with almost 1118 sqft, will give you the opportunity of two bedrooms, a family room with a full bathroom, just need your love to finish it. Don't miss this incredible opportunity to own a home in one of Calgary's most desirable neighborhoods!

Inclusions:

Property Listed By:

Hood Fan

RE/MAX Real Estate (Mountain View)

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











