

Detached 78 PANAMOUNT RD NW

Active

List Price: **\$728,000**



Detached
 Area: **Calgary**
 Community: **Panorama Hills 515**
 Type: **Detached**
 Style: **2 Storey**
 Legal Plan: **0713848** Blk: **69**
 Linc #: **0032589914**
 List Date: **09/21/2015**

MLS@#: **C4032484**
 Postal Code: **T3K 0H6**
 Zone: **Zone A**
 Year Built: **2008**
 Condo Type: **Not a Condo**
 Lot: **35**
 DOM: **0**

Title to Land: **Fee Simple**
 Ownership: **Private**
 Exclusion: **No** SRR: **No** Disc: **Conform**
 Restrictions: **Restrictive Covenant-Building Design/Size, Utility Right Of Way**
 Possession: **/Neg**

Welcome to this completely updated home in Panorama Hills complete with walkout basement offering downtown views & located on a quiet street close to transit, shopping, rec centre & schools. Your new home has an open plan and a completely renovated kitchen with raised eating bar, upgraded appliances and features tile & hardwood floors. The walkthrough pantry leads to the large back hall mudroom area off the oversized double garage featuring new Epoxy flooring. The upstairs features 3 large bedrooms all with walk-in closets & the master suite with a luxurious 5 piece ensuite that leads to the walkthrough closet and upper laundry facility. The walkout basement is fully developed with a large entertainment/games area & cozy gas fireplace plus bedroom, full bath and large windows to enjoy the natural light. Enjoy the new large deck on the south facing yard backing on the park and a professionally landscaped yard perfect for summer enjoyment.

		Rooms									
		1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:
Baths:		0	1	0	2	0	0	Main:	102.47	1,103	3
EnSt Bth:			0	0	0	1	0	Upper:	98.01	1,055	
Bdrms Abv:	3		4					Above Grade:	98.01	1,055	
Rms Abv:	6		F/B Baths: 3/1					Lower:	77.48	834	
								Below Grade:	77.48	834	
								Total A.G.:	200.48	2,158	

Room Type	Dimensions/M	Dimensions/Ft	Level
Bedroom	3.1 x 3.33	10'2"X10'11"	Lower
Bedroom	3.48 x 3.33	11'5"X10'11"	Upper
Family Rm	4.29 x 4.52	14'1"X14'10"	Main
Den	2.69 x 3.17	8'10"X10'5"	Main
Game Rm	6.35 x 5.79	20'10"X19'0"	Lower

Room Type	Dimensions/M	Dimensions/Ft	Level
Bedroom	3.99 x 3	13'1"X9'10"	Upper
Mstr Bed	4.88 x 3.99	16'0"X13'1"	Upper
Living Rm	4.98 x 4.6	16'4"X15'1"	Lower
Kitchen	3.99 x 3.38	13'1"X11'1"	Main

Property Information

Fin FP/Rgh-In: 2	Fireplace:	FP Fuel: Gas Only
Heating: Forced Air-1		Roof Type: Asphalt Shingles
Heating Fuel: Natural Gas		Heat Fuel Desc: Concrete
Construction: Wood Frame		Foundation: Fully Finished
Basement: Walkout		Bsmt Dev: Fully Finished
Exterior: Brick, Vinyl		
Features: Ceiling 9 ft., Patio, Porch		
Site Influences: Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View Downtown		
Goods Included: Dishwasher-Built-In, Microwave Hood Cover, Refrigerator, Stove-Gas, Wine/Beverage Cooler		
Flooring: Carpet, Ceramic Tile, Hardwood		Lot Shape: Pie Shaped
Garage: Yes		TTL: 534.18 m2
Garage SqFt: Yes		Frntg X Depth: 6.5
Parking: 4/Double Garage Detached		Enclosed Prk: 2
Road Access:		Land Use: R-1
Front Exposure: Northwest		Tax Amt/Yr: \$3,658/2014
Acres Wtr Rghts:	Total Acres: 0.13	
HOA: Yes/\$260/Annually		
HOA Fee Incl: Recreation Facility		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED