

\$849,000 - 1107 Panamount Boulevard Nw, Calgary

MLS® #A2143770

\$849,000

4 Bedroom, 3.00 Bathroom, 2,814 sqft
Residential on 0.12 Acres

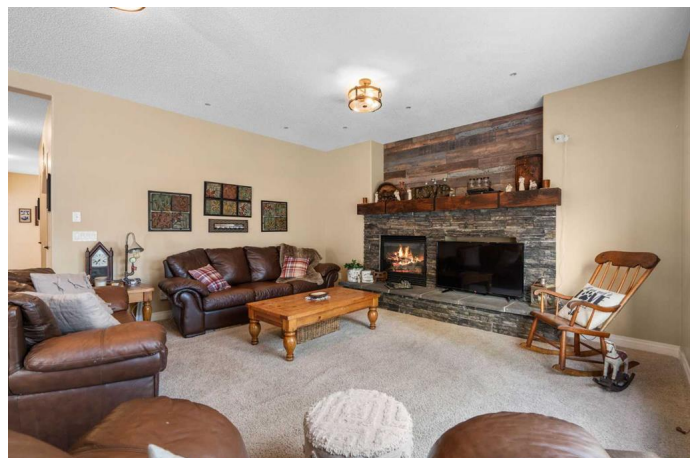
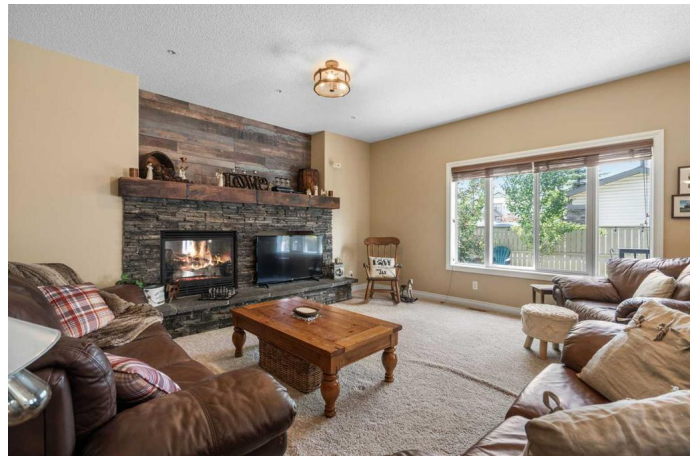
Panorama Hills, Calgary, Alberta

Welcome to 1107 Panamount Blvd, a stunning family home perfectly situated on a coveted corner lot in the desirable community of Panorama Hills. This exceptional property boasts over 2800 square feet above grade, offering an abundance of living space designed to meet all your family's needs. As you step inside, you'll be greeted by an inviting open-concept layout, featuring a massive bonus room perfect for family gatherings or a home theatre setup. The partially developed basement provides additional space for customization, whether you envision a home gym, office, or recreation room.

The oversized heated garage is a car enthusiast's dream, complete with hot and cold running water to tackle any project or cleaning needs with ease. Comfort is a priority with dual furnaces and air conditioning, ensuring optimal climate control throughout the year.

Outdoor entertaining is a delight in the beautifully landscaped backyard, equipped with a four-zone underground irrigation system to keep your lawn lush and green. This backyard oasis is perfect for summer barbecues, gatherings with friends, or a tranquil evening under the stars.

Living in Panorama Hills means enjoying a vibrant community with an array of amenities at your fingertips. The area boasts four top-rated schools: Panorama Hills School, Captain Nicola Goddard School, St. Jerome Elementary School, and Buffalo Rubbing



Stone. These institutions provide excellent educational opportunities for children of all ages.

In addition to the fantastic schools, the community offers scenic parks, numerous walking trails, and green spaces, providing ample opportunities for outdoor recreation. Shopping and dining options are plentiful, with easy access to local shops, restaurants, and entertainment venues. Plus, the community center offers a variety of recreational programs and facilities, including a gym, swimming pool, and sports courts, ensuring there's something for everyone to enjoy.

Experience the perfect blend of luxury and convenience at 1107 Panamount Blvd – your dream home awaits!

Built in 2008

Essential Information

MLS® #	A2143770
Price	\$849,000
Sold Price	\$840,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,814
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1107 Panamount Boulevard Nw
Subdivision	Panorama Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 0J8

Amenities

Amenities	None
Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, See Remarks

Interior

Interior Features	Bookcases, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Tankless Water Heater, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, City Lot, Beach, Corner Lot, Landscaped, Street Lighting, Underground Sprinklers, Private
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	June 30th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	262.50

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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