

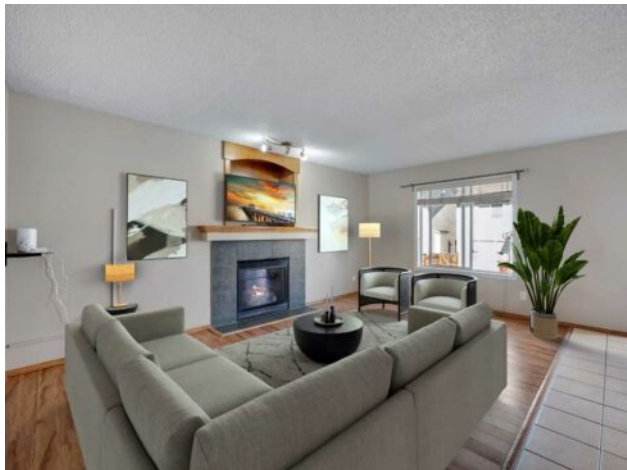


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**16 Panamount Circle NW**  
**Calgary, Alberta**

**MLS # A2215776**



**\$779,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this spacious and beautifully designed FRONT-ATTACHED GARAGE HOME, offering the perfect blend of comfort, functionality, and modern upgrades. Built in 2007, this well-maintained property is ideal for multi-generational living or added rental income. It features TWO GENEROUS MASTER BEDROOMS, each with its own private ensuite, along with TWO ADDITIONAL SECONDARY BEDROOMS which can easily fit QUEEN Beds &mdash; perfect for family members or guests. The open-concept main floor boasts a bright LIVING ROOM, a welcoming DINING AREA, and a versatile FAMILY ROOM that can easily be used as a HOME OFFICE OR CONVERTED INTO AN ADDITIONAL BEDROOM. The heart of the home is the MODERN KITCHEN, complete with STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, and ample cabinetry for storage and meal prep, with CORNER PANTRY. A PRIVATE DECK off the main level provides a great space for outdoor entertaining or relaxation. COVERED STORAGE under the deck is convenient and practical. Upstairs, a centrally located LOBBY AREA offers flexible space for a media room, play area, or quiet retreat. The FULLY DEVELOPED BASEMENT includes an Illegal suite with TWO BEDROOMS, Full BATHROOM, a KITCHEN, LIVING AREA, and PRIVATE ENTRANCE&mdash;ideal for extended family or potential rental income. Recent upgrades include a NEW HOT WATER TANK, HIGH EFFICIENCY FURNACE, NEW ROOF, SIDING, AND FASCIA COMPLETED IN 2025, giving the home a refreshed and updated exterior. With thoughtful design, generous living space, and excellent income potential, this home is an outstanding opportunity for families or investors alike. AMENITIES: ELEMENTARY, JUNIOR HIGH and HIGH Schools, Parks, Walking and Bike trails, Banks,

Dental office, Medical office, Shopping, Restaurants, Theatres and much more    NEW CARPET will be INSTALLED by the Seller before Closing.