



**GRASSROOTS**  
REALTY GROUP

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

**101 Panamount Manor NW**  
**Calgary, Alberta**

**MLS # A2228000**



**\$888,800**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,547 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** In Basement: Electric stove, Fridge, Microwaves, Washer, Dryer

Discover your next home in Panorama Hills &mdash; a south-facing beauty offering 2,547 square feet of thoughtfully laid out space above grade, plus a walkout basement with an illegal suite. With 4+2 bedrooms, 3.5 bathrooms, and a main floor den, this home offers the perfect blend of space, light, and flexibility for modern family living or multi-generational possibilities. The main level features 9-foot ceilings throughout and hardwood flooring from the foyer through to the Kitchen and Dining Nook. It begins with a bright, south-facing Living Room that fills with natural light, creating a warm and welcoming atmosphere. Toward the back, the spacious Family Room flows seamlessly into the heart of the home &mdash; a well-appointed Gourmet Kitchen with a central island and raised eating bar, ample cabinetry, and corner pantry. The adjacent Dining Nook is elevated by 10-foot ceilings and oversized windows, offering a stunning space to gather, and provides direct access to the deck &mdash; perfect for BBQs or outdoor relaxation. On the upper level, you'll find a spacious south-facing Bonus Room, ideal as a second living area, media room, or playroom. The Primary Bedroom is a comfortable retreat with a walk-in closet featuring built-in organizers, and a well-appointed 4-piece ensuite with a soaker tub and separate standing shower. Three additional Bedrooms share a full Bathroom, while one of the bedrooms has been thoughtfully converted into a large walk-in closet (easily reversible). The fully finished walkout basement offers an illegal suite complete with two bedrooms, a full bathroom, a spacious Living Room, a full Kitchen with its own pantry, and laundry &mdash; providing excellent privacy and independence for extended family or potential rental income. The owner is in the process to legalize the suite before closing. Through the double doors lead out to

the landscaped backyard, which features a patio space perfect for relaxing or entertaining. A concrete stair pathway provides access back to the front of the home. Additional features include a double attached garage and an enclosed front porch that has been converted into a bright sunroom for seasonal enjoyment. Located in a highly desirable neighborhood, this home is just minutes from top schools such as Captain Nichola Goddard School (Grades 6&ndash;9) and St. Jerome Elementary, Panorama Community Centre, Hidden Valley Park, golf, and T&T Supermarket. A rare find with thoughtful upgrades and income potential &mdash; book your private showing today and experience the best of Panorama Hills living!