



**GRASSROOTS**  
REALTY GROUP

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**82 Panamound Road NW**  
**Calgary, Alberta**

**MLS # A2228787**



**\$925,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,620 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Se		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** AC for Upper level, 2 furnaces, Beveridge fridges x 5

Welcome to 82 Panamound Road NW, a 2619.58 square foot, meticulously maintained + beautifully designed Jayman-built home in the heart of the sought-after Panorama Hills community. Offered for the first time by the original owners, this mint-condition residence exudes pride of ownership + thoughtful upgrades throughout. Step into the bright two-story foyer + discover beautiful hardwood flooring throughout the main level. The heart of the home is the chef's dream kitchen—a truly impressive space with a massive central island, abundant counter space, walk-in pantry + extensive cabinetry for storage. The adjacent sun-soaked dining nook opens onto a large deck with gas BBQ hookup, perfect for entertaining while enjoying the well-maintained sunny backyard + with direct access to the walking path. The main floor also features a comfortable family room just off the kitchen, a flexible dining room with glass doors—perfect for formal dinners or a spacious home office—plus main floor laundry + a double attached garage. Upstairs offers three generous bedrooms, including a bright + expansive flex room that's ideal for a home office, playroom, or media space. The primary bedroom is a true retreat with panoramic city + green space views, an oversized dressing room + a spa-like en-suite featuring a soaker tub, separate shower + dual vanities. The fully developed walkout lower level offers exceptional versatility for multi-generational living or entertaining. Enjoy a spacious family/recreation room, a huge wet bar with full-size appliances + direct patio access to the beautifully landscaped backyard. A guest bedroom, full bath with shower + plenty of storage complete the lower level. Excellent quiet location close to parks, the Golf Course, all amenities + schools.

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