

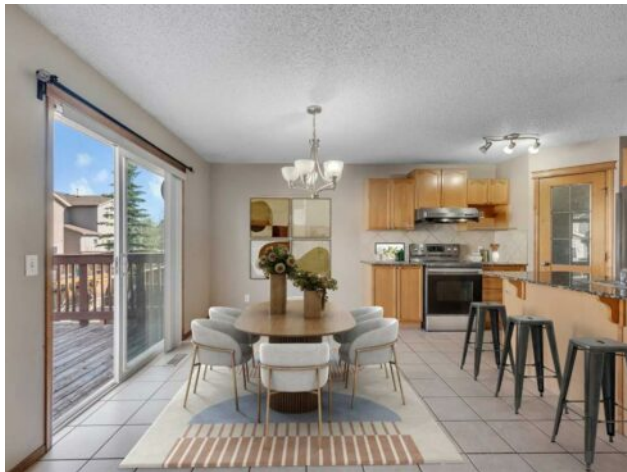


**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2228886**



**\$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>	City Lot, Few Trees, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** none

**SPACIOUS 6-BEDROOM HOME | FRONT-ATTACHED GARAGE | FRESHLY PAINTED | NEW CARPET | ILLEGAL SUITE** Welcome to this BEAUTIFULLY MAINTAINED AND FRESHLY UPDATED HOME featuring a FRONT-ATTACHED GARAGE and located in a well-established community. Built in 2007, this spacious property is ideal for MULTI-GENERATIONAL LIVING or as an excellent INVESTMENT OPPORTUNITY with INCOME POTENTIAL. Inside, you'll find a BRIGHT AND OPEN MAIN FLOOR with NEW WHITE PAINT and BRAND-NEW CARPET throughout. The layout includes a welcoming LIVING ROOM, a large DINING AREA, and a cozy FAMILY ROOM—perfect for relaxing or easily converted into a HOME OFFICE OR ADDITIONAL BEDROOM. The MODERN KITCHEN is the heart of the home, equipped with STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND, CORNER PANTRY, and ample cabinetry for storage and prep. Step outside to your PRIVATE DECK—perfect for BBQs or morning coffee—with COVERED STORAGE underneath for added convenience. Upstairs features TWO GENEROUS MASTER BEDROOMS, each with its own PRIVATE ENSUITE, plus TWO ADDITIONAL BEDROOMS large enough to fit queen-sized beds. A CENTRAL LOFT AREA offers flexible space for a playroom, media room, or study nook. The FULLY DEVELOPED BASEMENT includes an ILLEGAL SUITE with TWO BEDROOMS, a FULL BATHROOM, KITCHEN, LIVING AREA, and PRIVATE SEPARATE ENTRANCE—ideal for extended family or rental income. RECENT UPGRADES INCLUDE: NEW HOT WATER TANK HIGH-EFFICIENCY FURNACE NEW ROOF, SIDING, AND FASCIA (2025) FRESH WHITE PAINT & NEW CARPET (2025) NEARBY AMENITIES: Elementary, Junior High & High Schools

Parks, Walking & Biking Trails Banks, Dental & Medical Clinics Shopping, Restaurants & Theatres This thoughtfully designed home combines STYLE, SPACE, AND FUNCTIONALITY—ideal for growing families or savvy investors. Don’t miss out on this fantastic opportunity!