



GRASSROOTS
REALTY GROUP

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

240 Panamound Lane NW
Calgary, Alberta

MLS # A2230534



\$699,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this charming and move-in-ready 5-bedroom home in the heart of Panorama Hills, featuring a sunny south-facing backyard and a long list of recent updates. Major improvements include new shingles (2024), furnace (2021), central A/C, fresh paint throughout, finished basement (2018), and newer dryer, washer, stove, and fridge. The main floor boasts an open-concept layout with a bright kitchen, dining area, and cozy living room centered around a corner fireplace. Upstairs offers 3 beautiful bedrooms and a spacious bonus room with vaulted ceiling—ideal as a retreat, playroom, or home office. The fully finished basement adds 2 additional bedrooms and a full bathroom, providing versatile space for extended family or guests. Lovingly maintained by the same owner since 2006, this pet-free, smoke-free home also features a backyard oasis with blooming crabapple and valentine cherry trees, a children's play area, and ample room for gardening or outdoor entertaining. Conveniently located within walking distance to St. Jerome, Panorama Hills School, and Captain Nicola Goddard School, this home is a true gem in a vibrant, family-friendly community. Call your favourite Realtor today to book a private showing!