



GRASSROOTS
REALTY GROUP

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179 Panamount Manor NW
Calgary, Alberta

MLS # A2241561



\$849,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,199 sq.ft.	Age:	2005 (20 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

SITUATED IN A CUL DE SAC ON A CORNER LOT, this beautiful home has space galore! Enter into a spacious foyer adorned with a beautiful chandelier, solid hardwood floors spanning the Main level and plenty of large windows for natural light all day long! This home is perfect for a large family and entertaining guests! The KITCHEN offers a LARGE ISLAND with BREAKFAST BAR and plenty of space for seating! Modern maple cabinetry lend to plenty of storage and the WALK IN PANTRY is spacious enough for also storing your small appliances! Across from the pantry is a thoughtfully designed computer desk / office space OR can be a fabulous coffee station! The adjoining DINING ROOM has ample room for seating 10 comfortably and is graced by a beautiful chandelier for a more formal dining experience when entertaining! Enjoy a good sized deck from the dining room where al fresco dining and enjoying the warm summer nights are the perfect end to your day. The LIVING ROOM is large and comfortable enough for larger furniture with a central fireplace and big window for natural light all day long. The mudroom, laundry and half bath complete this level. The UPPER LEVEL houses 4 amazingly large BEDROOMS, one with a built in desk for electronics, make up table or a wonderful homework space for your student! Another has a MAGNIFICENTLY LARGE WALK IN CLOSET for your teenaged fashionista! The PRIMARY BEDROOM is spacious and roomy enough for a KINGSIZED BED, nightstands and dresser! The 5 PIECE ENSUITE lends itself to a calm and relaxing spa experience with SOAKER TUB where you can unwind your day away. Enjoy the SPACIOUS SHOWER and WALK IN CLOSET as part of your private oasis. Completing this level is a 5 PIECE MAIN BATH where the children can double up to get ready for busy school days

and after school schedules with it's double sinks and ample counter space! This home has so much to offer a large family and the LOWER LEVEL offers additional space for comfort and versatility! 2 VERY LARGE BEDROOMS - one with WALK IN CLOSET and 2 PIECE ENSUITE and the other with DOUBLE CLOSETS are perfect for extended family or for entertaining guests overnight! The FAMILY ROOM is open and airy perfect for movie night, office space, game night or just chilling after a long day. Here you will also find a 3 PIECE BATH and TONS OF STORAGE in the walk in Mechanical - Utility Room. ALL OF THIS on a beautiful corner lot with large DOUBLE ATTACHED GARAGE and DRIVEWAY and tons of extra road parking for your guests! This LOCATION IS PRIME with a quick drive to ALL MAJOR ROUTES and HIGHWAYS for out of town adventures, SCHOOLS galore, PARKS, PATHS, PONDS, ALL LEVELS OF AMENITIES, COFFEE SHOPS, MOVIE THEATRE, WATER SPLASH PARK INCLUDED IN YOUR HOA FEE and VIVO ATHLETIC FACILITY! It doesn't get any better than this community for all ages alike. COME SEE.....