



GRASSROOTS
REALTY GROUP

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134 Panamont Road NW
Calgary, Alberta

MLS # A2248604



\$788,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this warm and inviting home in the desirable community of Panorama Hills! This immaculate home is built by award winning Homes by AVI and is located on a quiet street that backs onto the pathway system. This stunning home is situated on a conventional lot and offers 2181 square feet of living space with three bedrooms, 2.5 bathrooms, and a spacious bonus room. The main floor features a large living room with corner gas fireplace, a 2-piece bathroom, laundry room and walk-in closet, a large gourmet kitchen with an abundance of natural maple cabinets, and a spacious nook that leads to your own private oasis that overlooks the pathway system. The upper floor features a large bonus room with vaulted ceiling, three bedrooms, and two full bathrooms. The primary bedroom contains a 4-piece ensuite with a corner soaker tub, and a good-sized walk-in closet. The basement is unspoiled with roughed-in plumbing and is awaiting your personal touches. 9-foot ceilings on the main floor and basement. Plenty of natural light throughout, with views of the city from the upper floor. The private backyard is fully fenced and landscaped with a large concrete patio, perfect for barbecues, and relaxing on long summer days. The oversized double-attached garage is a mechanic's dream, insulated, and has high ceilings to accommodate a lift! Recent upgrades include Central Air Conditioning, Newer Furnace, and Brand New Roof. Beautifully manicured lawn and Shows Pride of Ownership throughout! Just steps to the Panorama Hills Elementary School, Captain Nichola Goddard Junior High School, and is accessible to Buffalo Rubbing Stone Elementary School, and St. Jerome Elementary School. It is a short walk to the pond and pathway system of Panorama Hills, Save On Foods, Tim Hortons, TD Canada Trust, Rexall Pharmacy, North Trail High School,

and much more! Easy access to major thoroughfares, parks, shopping, and amenities. Don't miss this opportunity to own this beautiful home!!