



GRASSROOTS
REALTY GROUP

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161 Panamont Close NW
Calgary, Alberta

MLS # A2254554



\$715,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: NONE

Welcome to the charming 2 story family home on a Cul-De-Sac in the community of Panorama Hills! You will be impressed by the RICH COLOURS and UPGRADES of this MUST-SEE HOME, at the LOCATION YOU WANT TO RAISE YOUR FAMILY or enjoy this desired community. Check out the MANY UPGRADES… steam shower, gas range, granite countertops, raised fireplace, feature walls, purple heart hardwood, imported tiles, built-in sound system, and soundproofing above the rec room. The layout has a GRAND ENTRANCE, BRIGHT OPEN-CONCEPT main floor, and SEPARATE FAMILY ROOMS on the other levels. For your expanded living space outside is a HUGE WOODEN DECK TO SOAK UP THE AFTERNOON AND EVENING SUN, a gas line for BBQ, low-maintenance landscaping, and access to & views of GREEN SPACES. There are no homes behind. WALKING DISTANCE from this CUL-DE-SAC is… ALL LEVELS of SCHOOLING, COMMUNITY WATERPARK, MAJOR SHOPPING CENTRE, THEATER incl. IMAX, BUS TERMINAL, and VIVO RECREATION CENTRE with all the sports facilities you need, LIBRARY, and other programs like pre-school. All your kids can come home for lunch! NOT MUCH FURTHER ARE… golfing, off-leash parks, major roads, and YYC airport. Recently upgrades included NEW ROOF & SOFFITS (2024), some NEW SIDING!