



GRASSROOTS
REALTY GROUP

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147 Panamount Way NW
Calgary, Alberta

MLS # A2255506



\$549,900

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,324 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Air Conditioner, Basement TV and Bracket, Pergola on Back Deck

This beautifully maintained 4-bedroom, 3.5-bathroom home offers OVER 1900 SF of living space including the FINISHED BASEMENT - and feels like new thanks to its pristine finishes and thoughtful updates. Step inside to find maple hardwood floors throughout the open-concept main level. East front yard means lots of morning sun in your living room, and West backyard means sunny nights on the partially covered back deck! The kitchen has an incredibly functional layout, pantry, and seating at the eating bar for at least three people. The dining room has lots of configuration options and even has a cute little nook in case you want more storage, plant space or a cute coffee station. Upstairs, retreat to your spacious primary bedroom with separation from the other bedrooms and fits a KING BED! Ensuite includes a shower and cubby for extra towel storage. The main bathroom has a nice long vanity and linen shelving. Two additional large bedrooms round out the upper floor. The finished basement is a true showstopper, featuring a massive family room with a GAS FIREPLACE that's ideal for movie nights, plus a fourth bedroom/office and another full bathroom—perfect for guests. Some Tech Specs: 80 Gallon Hot Water Tank, great for a larger family! New Roof, new washer, furnace is serviced regularly. Outside, this home shines with HARDIE BRAND COMPOSITE siding, a new roof, and central air conditioning for peace of mind and comfort. THE BACKYARD IS AN ABSOLUTE OASIS: Incredibly private with a charming pergola, grassy play space, Large trees, BBQ area and a double detached garage. This home has it all... Seriously... Book your showing today and fall in love!