



GRASSROOTS
REALTY GROUP

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**48 Panamount Crescent NW
Calgary, Alberta**

MLS # A2255886



\$747,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Private, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Vacuum System "as is"

Fantastic value in this substantially and professionally updated home. Located on a quiet street in the NW community of Panorama Hills, this fully developed home feels like new. Fresh exterior and full interior paint top to bottom including freshly painted ceilings. Every inch of baseboard, trim, casings, railings, all cabinetry, all vanities and all interior and closet doors have been sprayed crisp arctic white. Stylish new luxury vinyl plank flooring throughout the main floor. Brand new plush underlay and new carpet on the upper and lower levels. New luxury vinyl tile flooring in all baths. Modern open main floor plan. The gourmet white kitchen features newer stainless-steel appliances, large central island with raised breakfast bar, walk-in corner pantry plus ample counter and cabinet space. Kitchen opens to the large living room highlighted by the tile clad gas fireplace. The large adjacent dining room leads out to the private covered back deck and west backyard. Privately located powder bath and main floor laundry round out the main level. The upper level starts off with a generous bonus room that offers many flexible uses. The perfect primary suite is highlighted by the walk-in closet with wood organizers and ensuite bath featuring dual sinks, jetted soaker tub and separate walk-in shower. Two more secondary bedrooms and a full bath complete this level. The fully developed lower level extends your living space with a 4th bedroom, full bath and large rec room area. Bonus double attached garage is heated! Other updates include additional pot lighting added, new roof, furnace, and newer hot water tank, all new light switches, light fixtures, 3 new toilets and brushed nickel door hardware. Steps to walking paths, dog park, schools, shopping, restaurants, parks, minutes to the airport and quick and easy access to Stoney and Deerfoot Trail. This is an affordable total package like new home.

Nothing to do but move in and enjoy!