



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

173 Panamont Green NW
Calgary, Alberta

MLS # A2256720



\$789,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	Gazebo (no cover), shed		

Welcome to this BEAUTIFULLY upgraded custom-built home, perfectly situated on a large corner lot in the golf community of Panorama Hills. Offering over 2,250 sq. PLUS additional space in the FULLY FINISHED basement, this residence blends elegance, functionality, and timeless design. The main floor boasts Brazilian cherry hardwood, crown moldings, a spacious kitchen with a huge island and abundant cabinetry, and a cozy great room with gas fireplace. A flex room with French doors makes an ideal home office or guest room, complemented by convenient main floor laundry. Upstairs, you'll find a bright bonus room with soaring ceilings, three generous bedrooms, including a luxurious primary retreat with sitting area, walk-in closet, and spa-inspired ensuite with jetted tub and separate shower. The lower level adds even more living space with a rec room, bedroom, bathroom, den, and a huge storage room. Outdoors, enjoy the oversized lot with aggregate walkways, SPRINKLER SYSTEM, gazebo pad, and plenty of room for summer entertaining. With a newer roof, newer hot water tank, durable stucco exterior, and a prime location in one of NW Calgary's most desirable communities, this home is truly a rare find!!