



GRASSROOTS
REALTY GROUP

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72 Panamont Manor NW
Calgary, Alberta

MLS # A2258133



\$980,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Siding , Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

~Welcome to Desirable Community of PANORAMA HILLS ~ 3550 SQFT FULLY MODREN STYLE RENOVATED INSIDE & OUTSIDE 2 Story House *WALK-UP SIDE ENTRANCE FULLY FINISHED LEGAL BASEMENT 2 BEDROOM SUITE* Ideally located close to All Amenities,GOLF, Shopping SCHOOLS ,Stoney trail ring road, ! Your New Home Welcomes you with OPEN TO ABOVE A GRAND ENTRANCE AN OPEN CONCEPT, You will love the Gleaming NEW ENGINEERED HARDWOOD Flooring & New Carpet, Porcelain tiles & House is freshly Painted WITH MODREN COLOURS , NEW MODREN DOORS , NEW 5” BASE BOARDS, CASINGS, NEW IRON SPINDLES RAILINGS THROUGHOUT THE STAIR CASE, YOUR NEW KITCHEN HAS HUGE ISLAND WITH ALL NEW KITCHEN CABINETS & MODREN QUARTZ COUNTER TOPS,NEW APPLIANCES,CARPET,HARDWOOD FLOORING TILES .. EXTERIOR HAS NEW ROOF SHINGLES, MODREN LUX PANELS ,NEW EAVESTROUGH, SOFFITS FACIA GUTTERS, SIDINGS ! As you enter your new home you are met by a WIDE OPEN TO ABOVE CEILINGS ENTRANCE, A LARGE SIZE DEN room which flows into the main floor living space. Your NEW CHEF’S KITCHEN Boasts a lots of Cabinetry, BUILT IN OVEN & MICROWAVE ,Stainless steel Appliances, Good Size Pantry. Your dining area is just off the kitchen and has huge space for a large table. Your spacious living room is Flooded with Tons of natural light & a COZY NEW MODREN STYLE RECTANGULAR Gas FIREPLACE WITH MODREN TILES .A 2-piece washroom & Mudroom & laundry room on the main floor **Upper level also features, a Huge Bright SUNKEN BONUS ROOM facing east with huge windows, THIS LEVEL HAS A BRIGHT & OPEN LOFT WITH WINDOWS *Upper level Your House has a Large

size Master Bedroom, Your master suite will be a private Oasis with SOAKER tub & standing TILED Shower, A walk-in closet & This level also has 2 other LARGE SIZED BEDROOMS A full 3 PIECE bathroom WITH STANDING TILED SHOWER complete this Level * WALK-UP SIDE ENTRANCE FULLY Finished LEGAL BASEMENT 2 HUGE SIZE BEDROOM SUITE has a LARGE FAMILY Room with KITCHEN WITH LOTS OF CABINETS & HEATED FLOOR TILES AREA dining area, it has ONE FULL WASHROOM WITH HEATED FLOORING & STANDING TILED SHOWER WITH 10 MIL GLASS & SEPARATE LAUNDRY FOR BASEMENT ~ALL APPLIANCES & CENTRAL A/C INCLUDED…Backyard fenced LARGE SIZE newly built COMPOSITE DECK ! 240 ELECTRIC CAR CHARGER INCLUDED IN GARAGE ~Please call today to view this House.!!