



GRASSROOTS
REALTY GROUP

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9 panamount Street
Calgary, Alberta

MLS # A2259406



\$729,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,121 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

Welcome to this stunning 2-story family home, nestled on a quiet street in the highly sought-after community of Panorama Hills. This property boasts an exceptional location, just steps away from Panorama Hills Elementary School and a short walk to St. Jerome's Elementary School. As you enter, you are greeted by a spacious foyer with open ceilings. The main level features beautiful hardwood floors and is designed for modern living. The gourmet kitchen is a chef's delight, granite countertops, a large center island, and a spacious corner pantry. The adjacent dining area flows seamlessly through large sliding doors onto a west-facing deck—perfect for summer. The generous family room is warmed by a cozy gas fireplace, creating an inviting space for relaxation. Upstairs, a bright bonus room with 9-foot ceilings awaits. The upper level includes two well-appointed bedrooms and one 4-piece bathrooms, featuring a master suite with a luxurious 5-piece en-suite. The basement offers fantastic potential for future development. Enjoy access to a wealth of amenities, including the Vivo Leisure Centre, diverse dining options, shopping, and biking. The vibrant Panorama Community Center offers numerous activities to connect with neighbors. Your dream home awaits—don't miss out, schedule a viewing today!