



**1119 Panamout Boulevard NW
Calgary, Alberta**

MLS # A2275917



\$739,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Parking Pad, See Remarks		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Lawn, Paved, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Spring Windows Fashion blinds, Culligan water softener, Culligan water filter, overhead speakers

Welcome to The Lexington II, a well-maintained 2008 two-storey home proudly built by Excel Homes, offering flexible possession. This thoughtfully designed residence features elegant chestnut-stained hardwood flooring throughout the main level, creating a warm and inviting first impression. The spacious main-floor flex room with French doors offers excellent versatility and is ideal for a formal dining area, home office, or refined entertaining space. The kitchen features laminate countertops and attractive cabinetry, offering both style and functionality. Recent updates include a new roof (2025), new siding (2025), fresh interior paint, and newly shampooed carpets, making this home truly move-in ready. The bright and open great room is highlighted by a modern stainless-steel surround fireplace, adding both comfort and contemporary appeal. Located in the highly desirable Panorama Hills community, this home is close to quality schools, parks, shopping, and everyday amenities. A large basement with three windows offers excellent potential for future development. With its quality craftsmanship, tasteful finishes, recent upgrades, and family-friendly location, this property represents an outstanding opportunity in Calgary NW. Book your private showing today and experience the value and quality this home has to offer.