



**GRASSROOTS**  
REALTY GROUP

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

**1119 Panamont Boulevard NW**  
**Calgary, Alberta**

**MLS # A2275917**



**\$739,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.