



GRASSROOTS
REALTY GROUP

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101 Panamount Manor NW
Calgary, Alberta

MLS # A2276835



\$799,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,618 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot, View		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Washer and Dryer , Hood -Fan, Microwave, Refrigerator, Electric Stove (Basement) - Centr'l Vacuum

**** OPEN HOUSE - SATURDAY- JANUARY 10th from 2 pm to 4 pm **** Proudly maintained detached single-family home in the desirable community of Panorama Hills built with Jayman Home, offering close to 3,800 sq ft of developed living space and built in 2005. This home reflects true pride of ownership and has been kept in excellent condition throughout. The main floor and basement feature 9-foot ceilings, complemented by numerous large windows that flood the home with natural light. The spacious kitchen offers ample cabinetry, stainless steel appliances (new fridge, new dishwasher, newer stove), a large corner pantry, and a raised breakfast bar. The kitchen also features a drop-down ceiling with plenty of pot lights, creating a warm and functional cooking space. Oak hardwood flooring and carpet flow throughout the main floor, and the living room is anchored by a cozy fireplace. A generously sized dining area leads to a large deck equipped with a gas line for BBQ, perfect for entertaining. The main floor also includes a half bathroom, a flex room ideal for a home office, and a laundry room with two large closets, providing direct access to the double attached garage. Upstairs, you'll find a massive bonus room with three large windows, ideal for family gatherings. The primary bedroom easily accommodates a king-size bed and features a spacious 5-piece ensuite and a walk-in closet. Two additional bedrooms comfortably fit queen-size beds and include large closets. The fourth bedroom is currently customized as a makeup room with extensive built-in shelving and storage but can easily be converted back into a bedroom. A major highlight of this home is the LEGAL basement suite, which offers two large bedrooms with oversized windows and closets, a well-designed kitchen suitable for everyday cooking, and a comfortable living and dining area. The

basement can be rented for approximately \$1,800/month, making it an excellent mortgage helper. Additional features include a low-maintenance backyard, quiet and safe street, new furnace, hot water tank, and roof. Conveniently located close to shopping centres, schools, playgrounds, ponds, and with easy access to Deerfoot Trail, Stoney Trail, Shaganappi Trail, and Country Hills Blvd. Perfect for large families, multi-generational living, or investors.