



GRASSROOTS
REALTY GROUP

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227 Panamound Circle NW
Calgary, Alberta

MLS # A2279023



\$749,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s)

Inclusions: Fridge, Electric stove and Hood Fan in Basement, Any Attached Shelving/Storage

****OPEN HOUSE SAT JAN 17th, 1PM-3PM** WALKOUT BASEMENT | MODERN UPDATES | PRIME LOCATION!** Don't miss out on this opportunity to own a stunning MOVE-IN-READY home with loads of updates in highly sought-after Panorama Hills! This beautiful property shines with pride of ownership and features a unique layout with an impressive VAULTED BACK ROOM with access to the private ROOF COVERED DECK, and an abundance of windows that flood every level with natural light. Highlights of the recent updates include the CHEF'S KITCHEN on the main level with new light quartz counters | tile backsplash | WALK-THROUGH PANTRY | and new SS stove and refrigerator (2025/2026), along with new LUXURY VINYL PLANK flooring on the main level. Major mechanical and exterior updates include: New ROOF & SIDING (2025) | New A/C & HWT (2024) | EV CHARGING STATION (2023) | Upgraded Attic Insulation & Efficiency Improvements (2024) | New Garage Door Opener (2025). The updated main floor offers a bright & open floor plan, perfect for entertaining. Step outside to your private backyard retreat featuring the ROOF-COVERED DECK and a lower stone patio section, ideal for summer relaxation! The upper level showcases a LARGE VAULTED BONUS ROOM, a large primary bedroom featuring an ensuite bath and walk-in closet, plus two additional bedrooms and another full bathroom. The fully developed walkout basement offers incredible flexibility, featuring a SECOND KITCHEN area, another bedroom, and spacious living/dining/flex areas with direct access to the lower patio and yard (illegal suite). Convenience is all around with quick access to schools, shopping centers, restaurants, parks, and pathways. With easy access to major roads and public transit, this home offers the perfect balance of suburban tranquility and urban

accessibility. This home shows 10/10 and offers all types of living scenarios for a savvy buyer—come check it out before it’s gone!