



GRASSROOTS
REALTY GROUP

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92 Panamont Green NW
Calgary, Alberta

MLS # A2279170



\$785,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Paved, Plug-In		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Outside fire table (natural gas), kitchen table, twin size bed, cabinet in office and electric fireplace in the basement.

****OPEN HOUSE - Saturday, January 31 & Sunday, February 1 - 1PM-4PM**** Welcome to this well cared for and upgraded family home in Panorama Hills! Offering over 2,900 sq ft of developed living space designed for comfort, entertaining, and everyday living. The bright, open concept main floor features gleaming hardwood flooring throughout and is filled with natural light. A main floor office, updated 2-piece bathroom, and laundry area with sink add functionality for busy households. The heart of the home is the \$50,000 fully renovated kitchen, complete with custom cherry wood cabinetry, crisp quartz countertops, tile backsplash, pantry, large center island with undermount sink, and upgraded stainless steel appliances: including a dual oven and water-dispensing refrigerator. The kitchen opens to the dining area with extended cabinetry, 10-foot ceilings and a garden door leading to a newly built \$55,000 Hawaiian themed two-tiered composite deck with custom wood pergolas, creating an ideal outdoor entertaining space! The large living room is anchored by a floor-to-ceiling stone faced fireplace and features a large picture window overlooking the sunny SW backyard. Upstairs the huge, vaulted bonus room offers a flexible space for a kids play area, games room, or movie room! The spacious primary bedroom features a spa-inspired ensuite with tile flooring, soaker tub, separate shower, and a walk-in closet with custom organizers. Two additional well-sized bedrooms and another full 4-piece bathroom complete the upper level. The fully finished basement expands the living space with a large recreation room with full wet bar, spacious fourth bedroom, and full bathroom, perfect for guests or entertaining! Additional highlights include central air conditioning for those hot summer days and an oversized 21.5' x 21.5' double attached garage. Prime

location on a quiet cul-de-sac adjacent to the ravine pathways and surrounded by parks, schools, shopping, and transit! Quick access in and out and to Stoney Trail ring road, making commuting a breeze. This move-in-ready home offers exceptional value in one of NW Calgary's most established and sought after communities.