



GRASSROOTS
REALTY GROUP

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267 Panamont Hill NW
Calgary, Alberta

MLS # A2281741

\$719,000



Division:	Panorama Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,151 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Greenhouse

Such a unique "one-of-a-kind" home..... 5 bedroom, 3 bathroom home with recent renovations - backing onto Green Space - Sunny West Exposure with a large deck! Nearly 2200 sq. ft. of "Air Conditioned" comfort - includes a 2 bedroom basement Legal Suite! Be welcomed into the spacious "open plan" design with soaring vaulted ceilings with a large skylight throughout the living room, plus all new windows throughout this home! Much natural light abounds here! All wide vinyl plank flooring on main level! The chef's gourmet kitchen boasts newer white lacquer smooth-finish cabinetry with quartz counters and large island with a stainless steel under mount sink, new backsplash, new high-end fridge and new stove, stylish hood fan, plus Bosch stainless steel dishwasher. The "eat-in" kitchen nook also provides adjacent access to the sunny west fibreglass deck! This unique home offers a spacious main level master bedroom with a 4 pc ensuite - plus walk-in closet, 2 additional bedrooms and another full 4 pc bathroom, plus a main level laundry. The 2 bedroom basement legal suite offers 2 bedrooms, a full 4 pc bathroom, large living area, separate laundry room, plus storage area. The greenhouse offers the perfect garden oasis, the fire pit and apple trees add to the overall ambience and this lot has privacy galore. New roof and new hot water tank. Double attached front drive garage, plus an oversized driveway for 3 cars! Quiet crescent location within walking distance to Transit #3301, Schools, Park, Movie Theatre, Vivo, Superstore and all amenities.