



GRASSROOTS
REALTY GROUP

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24 Panamount Lane NW
Calgary, Alberta

MLS # A2287091



\$769,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated two-storey home, perfectly situated on a quiet street in a sought-after community. With over \$60,000 in recent renovations and a fully finished walkout basement, this property is move-in ready and offers incredible flexibility for modern living. Please note: The home has been virtually staged to help you envision the endless design possibilities. Main Floor: Step inside to a warm and welcoming foyer that flows into a bright great room, highlighted by a cozy corner fireplace—perfect for relaxing evenings. The heart of the home is the updated kitchen, featuring brand-new cabinetry, elegant stone countertops, a large island with a raised eating bar, and a convenient pantry. Large windows throughout the main floor flood the space with natural light, while the upper floor laundry adds everyday practicality. Upper Level: Retreat upstairs to find three generous bedrooms and a massive bonus room, offering endless possibilities for a media room, playroom, or home office. The primary suite is a true sanctuary, complete with a luxurious 4-piece ensuite bathroom and a spacious walk-in closet designed for two. Fully Finished Walkout Basement: This home shines with its versatile basement, ideal for extended family or generating rental income. It features a private one-bedroom layout, a 3-piece bathroom, a comfortable sitting area, and a quiet den perfect for a library or home office. The basement even includes its own kitchen and second laundry hookups, making it a fully self-contained living space. Recent Updates & Mechanicals: Enjoy total peace of mind with extensive recent renovations, including new flooring, cabinetry, and stone countertops on the main floor, kitchen, basement kitchen, and all bathrooms. A new hot water tank has also been installed. Location, Location, Location: Situated just steps from schools, shopping, the

library, Cardel Place, theatres, and public transit, this home offers unbeatable convenience in a peaceful, family-friendly setting. Don't miss your chance to own this stunning, updated home!