



**GRASSROOTS**  
REALTY GROUP

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**169 Panamont Green NW**  
**Calgary, Alberta**

**MLS # A2287257**



**\$779,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,061 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** Built-in White Shelving in basement, Pergola, TV Wall mount, any attached shelving, storage shed, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

\*\*\* OPEN HOUSE Saturday, Feb 21, 2026 2pm &ndash; 4pm \*\*\* A rare opportunity for families to put down roots in one of Panorama Hills's most family friendly locations, perfectly situated "on the green" and set on a massive pie shaped lot with room to run and play. With four bedrooms upstairs, this layout is ideal for growing families. A bright front flex room provides the perfect space for a homework zone, music room, or home office. New flooring and updated designer paint throughout the main floor create a fresh, welcoming feel for everyday family life. The practical mudroom off the garage includes main floor laundry and a walk through pantry that makes unloading groceries simple and efficient. The kitchen features stainless steel appliances, a raised breakfast bar for quick breakfasts or after school snacks, and space for a full sized dining table where everyone can gather. Upstairs, the spacious primary suite offers parents a private retreat with its own ensuite and large walk in closet, while three additional bedrooms and a full bathroom comfortably accommodate kids or guests. The developed basement adds even more living space with a cozy area for movie nights, an additional bathroom, and a fifth bedroom. With shingles replaced circa 2019, a newer hot water tank, underground sprinklers, Cat 5 wiring, built in speakers, and Hunter Douglas blinds, this home combines comfort, function, and long term value in a community known for parks, schools, and a true neighborhood feel.