



**595 Panamount Boulevard NW  
Calgary, Alberta**

**MLS # A2290116**



**\$879,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,388 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-25-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

OPEN HOUSE Saturday March 28th 1-3pm, come check out this former Stampede Rotary Dream Home in Panorama Hills offering over 3,500 sq ft of fully developed living space. Fantastic for families and built with pride by Homes by Avi, Step inside to soaring 20-ft ceilings, a dramatic stone fireplace, and expansive windows finished with premium Hunter Douglas wood shutters. The custom staircase and strong architectural lines create an immediate impression. The chef-inspired kitchen features a professional gas range, double stainless steel refrigerator, oversized granite island, walk-in pantry, wine storage and bright dining area designed for gathering. A main-floor 5th bedroom or den, with full bath adds valuable flexibility. Upstairs, the spacious primary retreat includes a spa-style 5-piece ensuite and generous walk-in closet. Two additional bedrooms, full bath, and upper laundry complete the level. The fully developed basement offers a large family room and a dedicated kids' playroom with custom rock-climbing wall. Professionally landscaped yard with double-tiered deck. Close to pathways, schools, shopping, VIVO Recreation Centre, and quick access to Stoney Trail. A rare opportunity to own a former Dream Home in one of NW Calgary's most desirable communities.