



**465 Panamount Boulevard NW
Calgary, Alberta**

MLS # A2299107



\$699,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,932 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: storage shed

Pride of ownership shines throughout this beautifully maintained 4 bedroom 3.5 Bathrooms 2-story home with a finished basement and double attached garage, located in the highly desirable community of Panorama Hills. Situated within walking distance to shopping centers, schools, public transportation, and parks, this home offers unparalleled convenience and comfort. The main floor features a welcoming foyer that leads into a functional corner office station, followed by a spacious living and dining room with views of the expansive backyard. The kitchen has been recently renovated with brand new cabinets, countertops, and stainless-steel appliances, providing a modern, stylish space for cooking and entertaining. A large pantry, mudroom, and powder room complete the main level. Upstairs, the family-friendly layout includes a cozy family room, three generous bedrooms, two bathrooms, and a conveniently located laundry room. The master suite is a true retreat, offering serene backyard views and a luxurious en-suite with a shower, tub, and vanity that will make you say "Wow!" Two additional spacious bedrooms and a four-piece bathroom make this home perfect for any growing family. The fully finished basement provides unlimited living space, with a large rec room, additional bedroom, bathroom, and plenty of natural light through three windows—ideal for a man cave or entertainment room. The fully fenced backyard is a private oasis, featuring a large concrete patio, perfect for outdoor dining and entertaining, and mature trees that provide both shade and beauty. The location is unbeatable, just minutes from the Panorama Hills Community Centre, restaurants, shopping, recreation center, cinema, and major roads. With public transportation just around the corner, this home is ideally situated to suit your lifestyle. Don't miss

out—book your showing today and experience why this is truly "home sweet home"!