



**72 Panamount Heights NW
Calgary, Alberta**

MLS # A2302858



\$648,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,047 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Front Yard, Interior Lot, Level | | |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | 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: | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting | | |

Inclusions: N/A

Watch the 3D and Video Virtual Tour online. This home is situated on a traditional 36-foot-wide lot, offering comfortable space and functionality. Welcome to 72 Panamount Heights NW, a beautifully maintained 2-storey home, thoughtfully upgraded and truly move-in ready. Nestled on a quiet, family-friendly street, it's just a short walk to the K-9 public school and conveniently close to everyday amenities, major routes, and scenic biking trails. The main floor welcomes you with 9' ceilings, rich hardwood floors, and an inviting open-concept layout filled with natural light. Cozy up by the gas fireplace in the living room, unwind in the separate family/sun room, and enjoy the comfort of a Nest thermostat system. The kitchen is both stylish and functional, featuring stainless steel appliances, granite countertops, ample cabinetry, a walk-through pantry, and a spacious island — perfect for gathering and entertaining. Step outside to the newly resurfaced and stained covered deck, an ideal spot to relax and enjoy warm summer evenings. Upstairs, you'll find three generously sized bedrooms, a full 4-piece bath, and a bright bonus room that can easily serve as a fourth bedroom or a comfortable home office. The primary suite offers a private ensuite with double sinks — a perfect retreat at the end of the day. The unfinished basement is a blank canvas, complete with large windows and rough-in plumbing for a future bathroom — ready for your personal touch. With major updates already completed — newer roof (2016, 20-year warranty), hot water tank (2018), washer and dryer (2018), plus epoxy flooring in the double-attached garage — you can move in with confidence and peace of mind. This is a home that has been truly cared for. Book your showing and come see it for yourself. Explore the Video Virtual Tour on YouTube by

searching MLS®; #A2289379.