



**196 Panamount Circle NW  
Calgary, Alberta**

**MLS # A2144273**



**\$780,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Pantry		

**Inclusions:** N/A

Welcome to this fully finished home, situated within the established community of Panorama Hills, boasting 2310sqft of above grade, AND 1320 sqft of lower grade living space! This property is a great option for growing families. An open-concept kitchen, with stainless steel appliances, a gas cook-top, finished with granite counter tops, and an island that doubles up as a breakfast bar. The main-floor is finished with a patio exiting to an oversized deck facing a sunny south rear fenced yard. Lastly, a double-sided fireplace providing a layout design that allows for separation to a great den/office option. Upstairs, top-floor, you will find a massive bonus room, the convenience of upper-floor laundry, a primary bedroom with a walk-in closet and a large 5 pc-ensuite. Two other bedrooms complete this floor. The lower level is with another generously sized bedroom, 1 -3pc bathroom, utility room has washer and dryer hook-ups, a large built-in bar with shelving cabinets, and a sink. This location is extremely connected to all you need, major retailers, Vivo Recreation center, schools, playgrounds, and parks all nearby! Quick access to Country Hills, Stoney Trail and Harvest Hills Blvd. Don't delay and book a showing today!