



**311 Panamont Point NW
Calgary, Alberta**

MLS # A2151637



\$799,999

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Garden, Low Maintenance Landscape, Pie Shaped Lot, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Backyard Shed

OPEN HOUSE SAT and SUN, JULY 27 and 28, 12-4 PM. | Rare Cul-de-sac Location | Panorama Hills | Large Pie-Lot | 5 Bedroom (3 up + 2 down) | 3.5 bathroom | Walkout Basement | ILLEGAL BASEMENT SUITE | Over 3,400sqft of developed area | Your dream location and home await! Nestled in a quiet cul-de-sac within the coveted community of Panorama Hills, this exceptional home offers a rare combination of privacy and spacious living on a large pie-shaped lot. With over 3,400 square feet of thoughtfully developed space, including a fully finished illegal suite in the walkout basement, this residence invites you in with warmth and elegance from the moment you arrive. Step through the welcoming foyer into an open main floor adorned with 9-foot ceilings and large windows that flood the living and dining areas with natural light throughout the day. The living room provides a comfortable space to relax, while the adjacent dining room offers expansive views of the beautifully landscaped backyard and open skies. The well-appointed kitchen is a chef's delight, featuring stainless-steel appliances, ample dark males colored cabinetry, and a generous pantry that connects seamlessly to the convenient mudroom area/garage. Upstairs, the expansive primary suite awaits, boasting a wall of windows that overlooks the peaceful cul-de-sac. This retreat includes a luxurious ensuite bathroom complete with a corner soaker tub, standalone shower, his-and-her sinks, and a sprawling walk-in closet. Two additional generously sized bedrooms on this level provide ample space for family members or guests, each equipped with large closets for storage. The large bonus room offers a great area for leisure activities. A versatile den adjacent to the bedrooms offers flexibility as a home office, yoga room, or can easily convert into a fourth bedroom to suit your needs.

Descending to the professionally finished illegal basement, discover two additional large bedrooms, a recently renovated full bathroom, and a cozy family room perfect for movie nights or quiet relaxation. The basement also features a dining area and a newly finished kitchen space, creating an ideal setup for extended family living or generating rental income as a mortgage helper. Outside, the expansive backyard provides plenty of room for outdoor activities and gatherings, while the proximity to Stony Trail and Deerfoot Trail ensures quick access to major transportation routes. Enjoy the convenience of nearby shopping strips, parks, pathways, and a wealth of community amenities, making this location highly desirable for families and commuters alike. Don't miss the opportunity to make this must-see house your new home. Schedule a viewing today and experience the unparalleled combination of comfort, functionality, and prime location that this property offers.