



**9 Panamount Row NW
Calgary, Alberta**

MLS # A2158677



\$779,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water		

Inclusions: na

Welcome to a beautiful 2-storey large NE corner lot property, in the sort after community of Panorama Hills, NEW ROOF installed (2023) and excellent floor plan. The open concept main floor offers a large former dinning area that can also be used as Office/Den, spacious living room, breakfast Nook, functional kitchen plan and lots of large windows for natural light. BRAND-NEW STAINLESS-STEEL appliances, kitchen pantry, hardwood and tiles flooring, 9 feet ceiling and gas fireplace. The second level offers 3 spacious bedrooms, including Primary Bedroom equipped with very large 4-pc En-Suite bathroom, soaker tub, a separate shower, and large walk-in closet. The two remaining bedrooms offers great space and share a 4-pc bathroom. This level also offers a very large bonus room with large windows for natural light added brightness. The basement is fully developed with 2 rooms, 4-pc bathroom, spacious, huge Rec Room, and separate kitchen for in-laws. This home is amazingly and conveniently located to Panorama Hills Elementary School, Captain Nichola Goddard School, St. Jerome Elementary School, and Notre Dame High School. Bus stops 8, 114, 123, 142 and the BRT #301 Park & Ride, Vivo Recreation Centre, Public Library, Superstore, Landmark movie Theaters. Easy get away via Stoney Trail, Deerfoot, about 10-15 mins drive to the Calgary International Airport, and Cross Iron Mills. A phenomenal opportunity and must see!