



**25 panamount Crescent NW
Calgary, Alberta**

MLS # A2170845



\$798,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full, Suite, Walk-Out To Grade

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: Electricity, Natural Gas, Water

Inclusions: N/A

WELCOME to this Fully Renovated /Remodeled beautiful Single Family Home in the desirable community of PANORAMA HILLS. TONS OF NATURAL LIGHT, BEAUTIFUL LAYOUT WITH APPROVED SECONDARY LEGAL SUITE BASEMENT. A 2,644+ SQ FT FULLY DEVELOPED HOME. This beautiful detached house comes WITH NEW ROOF, and has 5 bedrooms + Bonus room with 3.5 bathrooms including a 4 pc ensuite with a jetted jacuzzi tub. The Main level showcases a bright cathedral ceiling Foyer, Formal Dining Room, Living Room, and Kitchen with new Cabinet and Granite Countertops, Stainless Steel Appliances, Walkthrough Pantry to the Laundry Room, and a Powder Room. The main floor consists of a state-of-the-art kitchen equipped with brand new beautiful granite countertops as well the finest appliances which include Gas counter top stove, wall installed oven & microwave. Once in the house you will be amazed by the amount of light that enters the home. Even by the night time you will be in awe of the beautiful SCENERIES around the house. In the basement you have 2 bedrooms 1 bathroom fully suited basement (approved Secondary legal Suite)with a separate laundry and kitchenette. Home comes with expensive and luxurious Italian concrete sidewalk leading to a beautiful and huge fenced backyard. The home is within a short walk to multiple Schools, Shopping Centers, Restaurants, Coffee Shops, Movie Theatre, Public Library, Vivo, Grocery Stores, major banks, public transport, lakes, biking trails and lots more.• Bright Living Spaces: The open-plan living and dining areas are perfect for family gatherings or cozy nights in. • Functional Kitchen: Equipped with modern appliances and plenty of cabinet space, ready for your culinary adventures. • Comfortable Bedrooms: Three well-sized bedrooms with ample closet space

ensure everyone has their own retreat. • Outdoor Enjoyment: The spacious backyard is perfect for kids, pets, or weekend BBQs with friends. • Energy-Efficient: Save on utility bills with recently upgraded windows, insulation, and energy-efficient heating