



GRASSROOTS
REALTY GROUP

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184 Panamount Green NW
Calgary, Alberta

MLS # A2206067



\$935,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	n/a		

Welcome to 184 Panamount Green NW! If you're looking for an updated home with a fully finished walkout basement and is truly turn key, this home is for you! Starting off with the location, this home sits on a large and well landscaped corner lot with no neighbor to the north side and no sidewalks(no snow shoveling required). As you enter the home, you notice an airy and welcoming feeling with the vaulted entry and open floor plan. The main floor plan includes an entertainer's kitchen with a large island, quartz countertops, and an updated black stainless steel appliance package. This floor also includes an office/den, dining room with vaulted ceilings, a cozy living room with a fireplace and built-ins, a half bathroom, and a mudroom/laundry room. Walking up to the 2nd floor, you are first greeted with a double wide staircase leading to the bonus room which includes another gas fireplace and high ceilings. On the other side of this level, there are 3 good sized bedrooms and 2 full bathrooms. The primary bedroom is a showstopper with huge corner windows, a walk-in closet, and an updated spa like 5 piece ensuite. Downstairs in the fully finished walkout basement, you get a massive rec room, a 4th bedroom, and a full bathroom. The floorplan is easily convertible to accommodate other uses(ask your realtor!). Other upgrades include a newer furnace, A/C unit, hot water tank, roof, stove, privacy glass on deck, shutter blinds, lighting fixtures, door handles and hinges, bathrooms, baseboards, and much more! Located in a highly desirable area, you'll find 5 schools within 2km(elementary, middle school, and high school), grocery stores, Vivo rec center(pools, gym, library, multiple sports offered), a movie theater, and so much more just minutes away. This home is a must see as photos and videos don't do justice! Book your showing today! ****CHECK OUT THE 3D TOUR****

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