



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101 PANAMOUNT Manor NW
Calgary, Alberta

MLS # A2207243



\$879,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,580 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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:	High Ceilings, No Animal Home		

Inclusions: N/A

South-Facing Two-Storey Home in Panorama Hills | 5 Bed | 3.5 Bath | Walkout Basement illegal Suite. Welcome to this beautifully designed south-facing two-storey home located in the highly desirable community of Panorama Hills. Offering over 2,500 SQFT of thoughtfully planned living space, this bright and spacious residence features 5 bedrooms, 3.5 bathrooms, and a main-floor office—ideal for families, professionals, or investors. The main floor is filled with natural light from big windows and offers an open-concept layout perfect for modern living and entertaining. The family room centers around a warm fireplace, seamlessly connecting to the functional kitchen and casual dining area. Step out onto the generous deck—ideal for outdoor gatherings. A formal living room and dining area provide additional space and flexibility. The front porch has been enclosed to create a cozy sunroom for year-round enjoyment. Upstairs, the primary bedroom serves as a private retreat with a spacious walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, walk-in closet (third bedroom has been converted into walk-in-closet) and a large bright bonus room complete the upper level. The fully finished walkout illegal basement suite features two bedrooms, a full bathroom, and a large recreation space, offering excellent potential for rental income or multi-generational living. Conveniently Located Near: Captain Nichola Goddard School (Grades 6–9) – 2 min drive / 9 min walk, St. Jerome Elementary School – 3 min drive / 10 min walk, Panorama Community Centre – 3 min drive, Hidden Valley Park – 5 min drive, Golf Club – 6 min drive, T&T Supermarket – 9 min drive. This home offers a rare combination of space, versatility, and location. Whether you're searching for your forever

home or a strong investment opportunity, this property delivers. Schedule a viewing today and experience the best of Panorama Hills living!