



GRASSROOTS
REALTY GROUP

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21 Panamount Street NW
Calgary, Alberta

MLS # A2211827



\$899,786

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,606 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance | | |

Inclusions: N/A

Beautiful, fully developed, total 3556 sq ft home, with a "legal Suite", in the very desirable and popular community of Panorama Hills, surrounded by Rolling Green Hills, parks, and pathways to enjoy every day. Excellent value with 3 + 3 Bedrooms, 5 bathrooms, walking distance to Schools, Shopping, Parks, Golf course, VIVO Rec center, Library, soccer fields, and casual and fine dining. Very easy access to major routes and bus services. This spacious home offers very practical and well-designed living. A welcoming Foyer to an open concept main floor with a main floor Study/Den, large Living Room, Dining room, Plus a large Family room with a fireplace and lots of windows all around. Gourmet Kitchen with large central island, granite counters, Stainless steel Appliances, Gas Cooktop stove, Chimney hood fan, and Pantry. Well-maintained Hardwood floor through out the main floor adds a lot of class too. A large deck off the dining area for you to relax with your family and friends. Nice railings on the stairway lead you upstairs to a very large Bonus room - ideal for family movie time./relaxing. Primary bedroom with very spacious walk-in closet and 5 piece ensuite bathroom. Two additional large bedrooms, a main bath, and laundry on this level to make your life easy. Newly finished "LEGAL BASEMENT SUITE" with 2 bedrooms, plus 1 without a window, but has sprinkler and alarms, one 4-piece bathroom and one 3-piece bathroom, nice open large kitchen, living room with granite counters, and chimney hood fan. Nice and very clean. This home also has AC for your comfort. New Shingles replaced recently. The legal suite is rented for \$1400 +30% utilities, and the Tenants would love to stay. So much to offer in this extra value home. Do not miss out. Book your showing soon!!.

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