



GRASSROOTS
REALTY GROUP

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104 Panamount Terrace NW
Calgary, Alberta

MLS # A2234306



\$900,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,336 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Lawn, See Remarks | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this fully finished 2-storey walkout home (with illegal suite) on a quiet street in Panorama Hills, offering over 3,200 sq.ft. of developed living space with 3+2 bedrooms and 3.5 bathrooms—perfect for a growing family. Situated on a desirable corner lot, this home features maple hardwood flooring on the main level, central A/C, and an open-concept layout with 9' ceilings and large windows that flood the space with natural light. The gourmet kitchen boasts granite countertops, full-height maple cabinetry, a raised island bar, stainless steel appliances, and a walk-through pantry. Upstairs you'll find a vaulted bonus room with skylights, a spacious primary suite with a 5-piece ensuite and walk-in closet, plus two additional bedrooms and a full bath. The fully developed walkout basement offers an illegal suite with a large family room with kitchen, two more bedrooms, a full bath, and a separate entrance—great for multi-generational living or rental potential. Enjoy the west-facing deck, walkout patio, firepit, and fully fenced backyard—ideal for summer gatherings. Just steps to Panorama Hills School, green space, walking paths, and minutes to shopping, parks, Vivo Rec Centre, and transit to U of C. Don't miss this incredible opportunity!