



**GRASSROOTS**  
REALTY GROUP

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**72 Panamount Manor NW**  
**Calgary, Alberta**

**MLS # A2258133**



**\$939,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,482 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Metal Siding , Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

~Welcome to Desirable Community of PANORAMA HILLS ~ 3550 SQFT FULLY MODERN STYLE RENOVATED INSIDE & OUTSIDE 2 Story House \*WALK-UP SIDE ENTRANCE FULLY FINISHED LEGAL BASEMENT 2 BEDROOM SUITE\* Ideally located close to All Amenities,GOLF, Shopping SCHOOLS ,Stoney trail ring road, ! Your New Home Welcomes you with OPEN TO ABOVE A GRAND ENTRANCE AN OPEN CONCEPT, You will love the Gleaming NEW ENGINEERED HARDWOOD Flooring & New Carpet, Porcelain tiles & House is freshly Painted WITH MODERN COLOURS , NEW MODERN DOORS , NEW FLAT CEILINGS MAIN FLOOR & UPPER FLOOR, NEW 5" BASE BOARDS, CASINGS, NEW IRON SPINDLES RAILINGS THROUGHOUT THE STAIRCASE, YOUR NEW KITCHEN HAS HUGE ISLAND WITH ALL NEW KITCHEN CABINETS & MODERN QUARTZ COUNTERTOPS,NEW APPLIANCES,CARPET,HARDWOOD FLOORING TILES .. EXTERIOR HAS NEW ROOF SHINGLES, MODERN LUX PANELS ,NEW EAVESTROUGH, SOFFITS FASCIA GUTTERS, SIDINGS ! As you enter your new home you are met by a WIDE OPEN TO ABOVE CEILINGS ENTRANCE, A LARGE SIZE DEN room which flows into the main floor living space. Your NEW CHEF'S KITCHEN Boasts a lots of Cabinetry, BUILT IN OVEN & MICROWAVE ,Stainless steel Appliances, Good Size Pantry. Your dining area is just off the kitchen and has huge space for a large table. Your spacious living room is Flooded with Tons of natural light & a COZY NEW MODERN STYLE RECTANGULAR Gas FIREPLACE WITH MODERN TILES .A 2-piece washroom & Mudroom & laundry room on the main floor \*\*Upper level also features, a Huge Bright SUNKEN BONUS ROOM facing east with huge windows, THIS LEVEL HAS A

BRIGHT & OPEN LOFT WITH WINDOWS \*Upper level Your House has a Large size Master Bedroom, Your master suite will be a private Oasis with SOAKER tub & standing TILED Shower, A walk-in closet & This level also has 2 other LARGE SIZED BEDROOMS A full 3 PIECE bathroom WITH STANDING TILED SHOWER complete this Level \* WALK-UP SIDE ENTRANCE FULLY Finished LEGAL BASEMENT 2 HUGE SIZE BEDROOM SUITE has a LARGE FAMILY Room with KITCHEN WITH LOTS OF CABINETS & HEATED FLOOR TILES AREA dining area, it has ONE FULL WASHROOM WITH HEATED FLOORING & STANDING TILED SHOWER WITH 10 MIL GLASS & SEPARATE LAUNDRY FOR BASEMENT ~ALL APPLIANCES & CENTRAL A/C INCLUDED&hellip;Backyard fenced LARGE SIZE newly built COMPOSITE DECK ! 240 ELECTRIC CAR CHARGER INCLUDED IN GARAGE ~Please call today to view this House.!!