



**691 Panamount Boulevard NW
Calgary, Alberta**

MLS # A2290579



\$769,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,203 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: Air Conditioner

Welcome to this beautifully well maintained two-storey home in the highly desirable community of Panorama Hills. Thoughtfully designed with an open-concept layout, the main floor features 9' ceilings and rich hardwood flooring throughout, creating a bright and inviting atmosphere. The gourmet kitchen is sure to impress with upgraded granite countertops, stainless steel appliances—including a newer stove and dishwasher—dark custom cabinetry, tiled backsplash, and a large centre island with seating, perfect for entertaining. The kitchen seamlessly overlooks the spacious living room, highlighted by a cozy gas fireplace. A generous dining area provides direct access to the landscaped backyard and expansive deck, ideal for summer gatherings. The main level is complete with a versatile front den or home office, a convenient 2-piece powder room, and a functional mudroom with access to the walk-through pantry. Upstairs, you'll find a stunning primary retreat featuring a walk-in closet and a luxurious 4-piece ensuite with a soaker tub and separate shower. The upper level also includes two additional well-sized bedrooms, a full 4-piece bathroom, a dedicated laundry area with newer washer and dryer, and a bright bonus room with vaulted ceilings and a large picture window. Additional highlights include an unfinished basement, a new air conditioner, an updated hot water tank, added insulation in the double garage for year-round comfort. This exceptional home offers comfort, style, and thoughtful upgrades in a fantastic location—truly a must-see!