



**691 Panamount Boulevard NW
Calgary, Alberta**

MLS # A2290579

\$749,000



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!