



160 Panamont Way NW
Calgary, Alberta

MLS # A2299358



\$480,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,294 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Pantry, See Remarks, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this exceptionally well-kept 3-bedroom home in the heart of Panorama Hills, offering the perfect blend of comfort, functionality, and location for first-time buyers, young families, or anyone looking for a move-in ready home in a vibrant northwest community. With an open-concept layout, gleaming laminate flooring, and an abundance of natural light, this home feels bright, welcoming, and easy to enjoy from the moment you walk in. The main floor is designed for everyday living and effortless entertaining, featuring a spacious living room with a large front window, a generous dining area, and a well-appointed kitchen complete with stainless steel appliances, a raised breakfast bar island, and ample rich cabinetry. A convenient powder room completes the main level. Upstairs, you'll find 3 spacious bedrooms, including a comfortable primary retreat with a walk-in closet and private 3-piece ensuite. The additional bedrooms are well-sized and share a full 4-piece bathroom, making this a practical layout for growing families or guests. The unfinished basement offers excellent future potential and already includes rough-in plumbing for your future development plans. Outside, the fenced and flat backyard provides plenty of room for children, pets, and outdoor enjoyment, with added flexibility from the rear parking pad for 2 vehicles. Street parking out front adds even more convenience for visitors. Situated in the highly sought-after community of Panorama Hills, this home is within walking distance to schools, parks, and transit, and just minutes from shopping, recreation, golf, and major roadways including Country Hills Boulevard and Stoney Trail. Residents also enjoy access to an outstanding community atmosphere with nearby sports courts, a spray park, ice rink, and countless family-friendly amenities. This is a fantastic opportunity to own

a beautifully maintained home in one of northwest Calgary's most amenity-rich neighbourhoods.