



**104 Panamount Terrace NW  
Calgary, Alberta**

**MLS # A2300666**



**\$799,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Fully finished 2-storey walkout in Panorama Hills offering over 3,200 sq. ft. of developed living space, 5 bedrooms, and 3.5 bathrooms on a desirable corner lot. With a separate walkout basement entrance and illegal suite, this home offers excellent flexibility for multi-generational living or future income potential. The main floor features 9' ceilings, hardwood flooring, large windows, central A/C, and an open-concept layout designed for everyday living and entertaining. The kitchen is finished with granite countertops, full-height maple cabinetry, stainless steel appliances, a raised island, and a walk-through pantry. Upstairs you'll find a bright vaulted bonus room with skylights, a spacious primary retreat with walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bath. The fully developed walkout basement adds 2 more bedrooms, a full bathroom, kitchen area, and family room. Enjoy the west-facing deck, lower patio, firepit area, and fully fenced backyard. Some photos are virtually staged. Conveniently located near schools, parks, walking paths, shopping, Vivo Recreation Centre, and transit. A rare opportunity to own a spacious walkout home in a sought-after NW community