



GRASSROOTS

REALTY GROUP

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**91 Panamount Common NW
Calgary, Alberta**

MLS # A2304615



\$819,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Open House 1-3pm, Sunday April 26. This stunning, immaculately maintained 2-storey walkout home offers exceptional space, functionality, and abundant natural light throughout. Featuring 3+1 bedrooms and 3.5 bathrooms, this executive-style residence boasts gleaming hardwood floors and 9' ceilings on the main level. The bright and open main floor showcases a spectacular family room with soaring 18' ceilings, a cozy gas fireplace, and massive windows that flood the space with natural light. The gourmet kitchen is equipped with granite countertops, stainless steel appliances, a central island with raised eating bar, and a convenient walk-through pantry. A spacious dining area provides direct access to the full-width deck, perfect for entertaining. A den and 2-piece bath complete the main level. Upstairs, you'll find a generous loft area, a luxurious primary retreat featuring a 5-piece en-suite with double vanity, soaker tub, separate shower, and a large walk-in closet. Two additional well-sized bedrooms and a 4-piece main bath complete the upper level. The professionally developed walkout basement includes a fully finished illegal suite with a separate entrance, 9' ceilings, and durable laminate flooring throughout. This level features a large living room, full kitchen with island, a fourth bedroom, a 4-piece bathroom, and ample storage space. Step outside to a beautifully landscaped, fully fenced backyard offering excellent privacy, along with a newer full-width covered patio, ideal for year-round outdoor enjoyment. Located on a quiet crescent just minutes from schools, parks, and playgrounds, with convenient access to public transit (including Route #8 to the University of Calgary and #301 express downtown). Close to shopping, Superstore, recreation facilities, library, theatre, and all major amenities. Easy access to Stoney Trail, Deerfoot Trail,

and the airport. Recent upgrades include: Roof (2025), Gutter (2025), Downspouts (2025), Sidings (2025), Dishwasher (2024), Dryer (2024), Hardwood flooring (2023), Water Filter System (2022), and Air Conditioner (2021).