



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

153 Panamount Close NW
Calgary, Alberta

MLS # A2304926



\$779,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

*** OPEN HOUSE Apr 25 SAT 2pm-4pm *** Welcome home! Perfectly located in the highly sought-after community of Panorama Hills, this home offers an exceptional setting with quiet cul-de-sac and backing onto a green field of St Jerome Catholic school, so your kids can walk to school and even come home for a lunch! As you enter the home, you will be wowed by the renovated, open-concept main level, and SW-facing backyard with large windows capturing an abundance of natural light throughout the day. This home has been extensively updated for modern comfort and style with new roof & garage door (2025), major renovation (2024) with fresh paint, new luxury vinyl flooring, new cabinetry, new quartz countertop, an island with breakfast bar, new faucet and sink, T-shaped hood fan, new kitchen appliances, washer & dryer, new ceiling, new light fixtures, new window coverings, and a beautifully stone-decorated fireplace. The inviting living room and huge dining area overlooking your proud backyard. Step out onto the reconditioned deck to enjoy alfresco lunch, BBQ dinner, evening wines, or just chill out and watch your kids playing. Convenient laundry/mudroom with shelving and a half bath complete the main level. Upstairs, you'll find a large bonus room with oversized windows suitable for kids play area, family lounge, or home office. The spacious primary bedroom features a walk-in closet, 4pc ensuite bathroom with a soaker tub and separate glass shower booth. Two other bedrooms are well-sized, and there is another 4pc bathroom to share. This level has been renovated (2024) as well with new carpet, new toilet bowls, new shower booths, new sinks with touch faucets. The fully developed basement adds even more living space, offering a large recreation area for home theatre or home gym, along with 4th bedroom and 4pc bathroom – making a

perfect setting for a big family or overnight guests. Plus, central AC for hot summer days, but cozy gas fireplace for cold evening! Not to mention the location benefit, just a few mins drive to community centre, VIVO centre, massive shopping hub with grocery stores, big box retailers, restaurants, and other popular shops. Aweome home with lots of upgrade! Best valued home! Fantastic location! Professional duct cleaning & luxury window cleaning pkg arrangement for next week! Don't miss this opportunity! Book your private showing today!