



**229 Panamount Road NW
Calgary, Alberta**

MLS # A2306162



\$769,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained, fully developed family home in the highly sought-after community of Panorama Hills. Move-in ready and offering over three levels of functional living space, this home features 4 bedrooms and 3 full bathrooms—perfect for growing families. The insulated and drywalled double attached garage provides excellent space for vehicles and storage. Step inside to an impressive open-to-above foyer and gleaming hardwood floors throughout the main level. The front flex room is ideal as a home office, den, or sitting area. The spacious kitchen is equipped with stainless steel appliances, a gas stove, ample cabinetry, and a convenient computer nook for homework or home organization. The inviting great room offers a cozy corner gas fireplace and built-in shelving, creating the perfect gathering space. Upstairs, the open staircase leads to a large bonus room ideal for entertainment, a media room, or play area. A skylight fills the hallway with natural light, while built-in bookshelves add charm and function. The primary suite features a walk-in closet and 4-piece ensuite, with two additional bedrooms and another full bath completing the upper level. The finished basement adds even more living space with a 4th bedroom, full bathroom, recreation area, laundry room with storage, and cold room. Additional upgrades include newer hot water tank, water softener, and radon mitigation system with radon pump. Outside, enjoy the fenced, low-maintenance backyard—perfect for kids and pets. Ideally located minutes from ridge pathways, parks, schools, shopping, restaurants, and amenities including Superstore, Save-On-Foods, Home Depot, and Vivo Recreation Centre. This is an exceptional opportunity to own a fantastic home in one of NW Calgary’s most desirable communities.