



**134 Panamount Rise NW  
Calgary, Alberta**

**MLS # A2309331**



**\$850,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,562 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Cork, 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>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hot Tub, Fridge in Basement, Upright Freezer in Basement,

Located on a quiet street in desirable Panorama Hills, this beautifully maintained one-owner home offers over 3,400 sq/ft of developed living space designed with growing families in mind. With four bedrooms upstairs, an additional bedroom in the fully developed basement, multiple living areas, and a large west-facing backyard, this home provides the space, comfort, and functionality that families are searching for. The main floor features hardwood flooring throughout, a spacious front office with built-in cabinetry, a formal dining area, and a bright breakfast nook surrounded by large windows and natural light. The kitchen is thoughtfully designed with granite countertops, stainless steel appliances, a central island with built-in wine storage, and excellent prep and storage space. The inviting living room is anchored by a gas fireplace with a beautiful mantle, while the convenient mudroom off the attached double garage includes laundry hookups should the new owners wish to relocate the laundry from the basement. A powder room completes the main level. Upstairs, you'll find four generously sized bedrooms plus a large bonus room, ideal for family movie nights or a kids' play area. The spacious primary retreat includes a walk-in closet and a large ensuite featuring a jetted tub, separate shower, and double vanity. An additional full bathroom serves the upper bedrooms, while newer carpet throughout the upper level adds comfort and warmth. The fully developed basement expands the living space with a large recreation room, bar area, fifth bedroom, laundry room, and durable cork flooring throughout. Outside, the landscaped and fenced west-facing backyard is built for both relaxation and entertaining, featuring a composite deck, patio area, and hot tub with privacy screen. Additional highlights include central air conditioning, excellent natural light

throughout the home, attractive stonework on the exterior, and a welcoming front porch. Ideally located close to schools, parks, shopping, restaurants, pathways, and major routes including Stoney Trail and Deerfoot Trail, this is an exceptional opportunity to own a spacious family home in one of northwest Calgary's most established communities.