



62 Panamont View NW
Calgary, Alberta

MLS # A2312903



\$839,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Sloped Down, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: Dryer (2), Microwave (2), Refrigerator (2 upstairs and 1 in basement), Stove (2), Washer (2), Range Hood (2)

Beautifully updated 2-storey walkout home with an illegal basement suite located on a quiet cul-de-sac style street in the highly sought-after community of Panorama Hills. Backing onto a green belt with expansive views from every level, this 4 bedroom + 3.5 bathroom home offers over 3 levels of functional living space, an attached double garage and an exceptional layout for both families and investors alike. The main floor features a bright open-concept design with oversized windows that flood the home with natural light while showcasing the stunning green space views. The renovated kitchen is beautifully finished with stainless steel appliances, designer tile, quartz counter-tops and ample cabinet space. A convenient walk-through pantry connects directly to the double attached garage and includes built-in storage and an additional fridge for added functionality. The spacious living and dining areas are ideal for everyday living and entertaining, while an additional flex room on the main floor is perfect for a home office or formal dining space. Upstairs, the spacious primary bedroom features a private ensuite and peaceful views of the green space. Two additional bedrooms, a full bathroom, walk-in laundry room, and ample storage complete the upper level. The fully developed walkout basement includes an illegal suite, offering excellent flexibility for extended family or future rental potential. The lower level also features its own new washer and dryer, additional living space and direct access to the backyard. Professionally updated throughout, this home includes A/C, new paint, flooring, counter-tops and tile work. Major exterior upgrades completed in 2023/2024 include new roofing, siding, eaves-troughs, substantial deck upgrade, garage door and motor, as well as insulation and drywall in the garage. Located just steps from walking paths, green space

and nearby schools, with shopping, restaurants and everyday amenities only minutes away, this move-in ready home offers exceptional value in one of Northwest Calgary's most desirable family communities.