



**161 Panamount Close NW
Calgary, Alberta**

MLS # A2313177



\$670,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: NONE

Welcome to this charming 2-storey family home on a quiet cul-de-sac in the desirable community of Panorama Hills! Backing onto green space with no homes behind, this bright open-concept main floor features a spacious kitchen, living room, and dining area where you can enjoy peaceful green space views throughout. Step outside to the huge wooden deck, perfect for soaking up the afternoon and evening sun, complete with a gas line for BBQs and direct access to green space. The upper level offers a spacious primary bedroom with ensuite, two additional good-sized bedrooms, a 4-piece bathroom, and a bonus room. Recent upgrades include NEW FLOORING of UPPER FLOOR, NEW ROOF(2024). Ideally located within walking distance to all levels of schools, Vivo Recreation Centre, library, community waterpark, shopping centre, theatre including IMAX, transit hub, preschool programs, and more. Convenient access to golf courses, off-leash parks, major roads, and YYC Airport completes this exceptional family home.