



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**225 Panamount Road
Calgary, Alberta**

MLS # A2314125



\$779,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Barbeque

Welcome to this exceptional CORNER LOT home in the heart of Panorama Hills, offering over 2,882 sq. ft. of beautifully developed living space with 4 bedrooms and 3.5 bathrooms, central A/C designed for modern family living and effortless entertaining. From the moment you step inside, you're greeted by a bright and inviting front sitting area, the perfect space to welcome guests, enjoy a quiet morning coffee, or unwind with a good book. The home then opens into a spacious, light-filled open-concept layout where expansive windows flood the space with natural light. The well-appointed kitchen offers abundant cabinetry and counter space, flowing seamlessly into the dining area and cozy living room, creating an ideal setting for both everyday living and memorable gatherings. A convenient main-floor laundry room and powder room complete this level. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite designed for ultimate relaxation. A versatile bonus room provides the perfect space for family movie nights, a children's play area, home office, or additional lounge space. The fully developed basement is an entertainer's dream, showcasing a practical kitchenette with cooktop, a large recreation area perfect for hosting family and friends, an additional bedroom, and a full bathroom offering exceptional flexibility for guests, teenagers, or multi-generational living. Step outside to your private backyard oasis, thoughtfully designed for entertaining with a built-in BBQ and plenty of space to enjoy warm summer evenings with family and friends. This home comes with valuable recent upgrades for added peace of mind, including a new roof, fascia, eavestroughs, and downspouts (2025), as well as a new washer and dryer, fresh exterior paint, and updated interior

paint throughout the main floor and basement (2026). Ideally located in the highly sought-after Panorama Hills community, you'll enjoy easy access to trails, parks, schools, transit, shopping and every amenity your family needs. Combining a functional layout, thoughtful updates, generous living spaces, and an unbeatable location, this move-in-ready home is the perfect place to create lasting memories. A rare opportunity to own a beautifully updated family home on a premium corner lot—call today to book your private showing.