



**144 Panamount Lane NW
Calgary, Alberta**

MLS # A2322332



\$689,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement Hood Fan, Washer, Dryer, Refrigerator

****OPEN HOUSE this SUN, June 28th at 2-4PM**** Located within walking distance to Panorama Hills School, this well-maintained 2-storey home features major exterior updates including new Roofing, Gutters, and Siding (2025), 3+2 Bedrooms, 3.5 Bathrooms, and 2,306 sq.ft. of developed living space. Complete with a Double Attached Garage, West-facing Backyard, and a fully developed Basement with an illegal Suite and separate entrance, this home offers exceptional flexibility for growing families and multi-generational living. Step inside to a bright open-concept Main Level featuring Hardwood and Ceramic Tile flooring throughout. The spacious Living Room is filled with natural light from large West-facing windows, while a corner gas Fireplace adds warmth and character to the space. The Kitchen is equipped with Granite Countertops, an extended Breakfast Bar, Tile Backsplash, Pantry, Stainless Steel appliances, and an updated Dishwasher (2024). Adjacent to the Kitchen, the Dining Area features a beautiful Bay Window and direct access to the Deck and Backyard. A 2-piece Bathroom and convenient Mud Room Laundry with additional storage complete this level. The Upper Level offers a spacious Bonus Room with 9-foot ceilings and East-facing windows, providing excellent space for family gatherings or a Home Office. The Primary Bedroom features a Walk-In Closet and private 4-piece Ensuite complete with Granite Countertops, a Soaker Tub, and separate Standing Shower. Two additional well-sized Bedrooms and another 4-piece Bathroom complete the Upper Level. Recent improvements include brand new Carpet and fresh Paint throughout the home (2026). The fully developed Basement features an illegal Suite with its own separate exterior entrance and separate Laundry area. This level includes a spacious Recreation Room with a Summer

Kitchen setup, 2 Bedrooms, and a 4-piece Bathroom, offering excellent flexibility for extended family, guests, or multi-generational living. Enjoy the fully fenced West-facing Backyard featuring a large Deck, mature landscaping, 2 Apple Trees, and a Storage Shed. Whether enjoying your morning coffee or relaxing on summer evenings, this outdoor space provides a wonderful setting to unwind. Recent updates include Roofing, Gutters, and Siding (2025), Basement Washer (2025), Dishwasher (2024), Upper-Level Carpet (2026), and fresh Paint throughout the entire home (2026). Located in the heart of Panorama Hills, this home is within walking distance to Panorama Hills School, parks, playgrounds, walking paths, and community amenities. Shopping, restaurants, grocery stores, transit, Vivo Recreation Centre, Country Hills Golf Club, and major routes including Stoney Trail and Deerfoot Trail are all conveniently nearby. Offering a functional layout, valuable recent upgrades, and an excellent family-friendly location, this move-in ready home is a fantastic opportunity in one of NW Calgary's most established communities. Book your private showing today.