



GRASSROOTS

REALTY GROUP

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**35 Panamont View NW
Calgary, Alberta**

MLS # A2322426



\$719,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Nice and clean 2 storey home on a corner lot with a huge beautifully designed deck and numerous upgrades : new shingles on roof (replaced in 2024), new vinyl siding (2024), new flooring in dining room & living room (2024), new vinyl plank flooring in basement bedroom and recreation room. The main floor features a tiled entryway, a bright dining room and an inviting living room with a cozy gas fireplace. Walk-through pantry in kitchen provide excellent functionality, convenience and storage. The upper floor offers 3 good sized bedrooms, a spacious bonus room. The primary bedroom has a walk-in closet, a 4pc en-suite bath with soaker tub and separate shower. Basement fully developed with a 3pc bath, a bedroom and a large recreation room . Fully fenced, landscaped back yard with a huge, beautiful, sunny deck ideal for family activities, summer gathering, entertaining and relaxing.