



GRASSROOTS
REALTY GROUP

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170 Panamont Road NW
Calgary, Alberta

MLS # A2324162



\$1,200,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Irrig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement suite appliances: refrigerator, electric stove, microwave hood fan, washer, dryer. Shed

Welcome to this extensively renovated Jayman built walkout home offering over 3,600 sqft of developed living space, spectacular south-facing exposure, and breathtaking elevated views of the Country Hills Golf Course. As you step inside, you are greeted by a spacious foyer that opens to a dedicated dining room, perfect for hosting family dinners and special occasions. The thoughtfully designed main floor flows seamlessly into the expansive family room, highlighted by a stunning floor-to-ceiling marble tile fireplace feature wall. Large windows throughout the main level flood the space with natural sunlight, creating a bright and inviting atmosphere. The fully renovated chef-inspired kitchen is a standout, featuring modern white cabinetry, quartz countertops, stylish backsplash, a half-waterfall island, abundant cabinet space, and brand-new stainless steel appliances. The adjoining breakfast nook is perfectly positioned to capture panoramic views of the Country Hills Golf Course. Step outside onto the spacious low-maintenance composite deck and enjoy unobstructed south-facing views, beautiful sunsets, and thoughtfully designed low-maintenance landscaping. A convenient walk-through pantry connects the kitchen to the laundry and mudroom area, complete with brand-new washer and dryer. A 2-piece powder room completes the main level. Upstairs, you'll find a spacious bonus room that can easily serve as a fifth bedroom, home office, or additional family space, along with two generously sized secondary bedrooms. The primary retreat offers a walk-in closet and a well-appointed 4-piece ensuite. The fully developed walkout basement provides excellent flexibility with a beautifully renovated one-bedroom illegal suite featuring a modern kitchen with new cabinetry, fresh paint, new flooring, and a separate laundry area. The

lower level also includes a versatile recreation area, ample storage space, and durable new LVP flooring, along with a 3-piece bathroom; ideal for extended family, guests, or additional income potential. Recent upgrades include engineered hardwood flooring on the main and upper levels, fresh paint throughout, updated bathroom vanities and countertops, a stunning marble fireplace feature wall, central air conditioning, water-on-demand system, and brand-new appliances. Ideally located in the heart of Panorama Hills, this home offers quick access to top schools including Panorama Hills School (K–5), St. Jerome Elementary (K–9), and Notre Dame High School (10–12), plus parks, shopping, transit, Vivo Recreation Centre, and major routes like Stoney Trail, Deerfoot Trail, and Country Hills Boulevard. Enjoy added privacy with no neighbours behind, backing onto a peaceful walkway. A rare opportunity to own a fully renovated walkout home with over 3,600 sq. ft. of developed living space and elevated golf course views in one of Northwest Calgary’s most sought-after family communities. Book your private showing today!