



GRASSROOTS
REALTY GROUP

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262 Panamount Close NW
Calgary, Alberta

MLS # A2325758



\$750,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,972 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior L		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this beautifully updated family home, ideally situated on a quiet cul-de-sac in the highly sought-after community of Panorama Hills. Built by Shane Homes, this exceptional property backs onto a desirable west-facing greenspace, offering added privacy, beautiful sunset views, and an ideal setting for outdoor living. Step inside to discover a spacious and functional main floor featuring a large front office, an inviting living room with a cozy corner gas fireplace, and an extensively renovated kitchen designed to impress. The heart of the home showcases a stunning oversized quartz island, matching quartz countertops, and a full-height quartz backsplash, creating a seamless, elegant look that is both stylish and exceptionally easy to maintain. Abundant cabinetry, a generous corner pantry, and newer stainless steel appliances provide excellent functionality, while home chefs will appreciate the premium gas stove paired with a high-end, gesture-controlled side-suction range hood offering powerful ventilation and sleek modern design. The bright breakfast nook overlooks the backyard, creating the perfect space for everyday family meals. The main floor has been upgraded with durable luxury vinyl plank flooring and tile throughout, complemented by in-ceiling speakers, a convenient main floor laundry room, and a 2-piece powder room. Upstairs, you'll find a spacious bonus room filled with natural light from its oversized window. The generous primary suite features a walk-in closet and a beautifully renovated 4-piece ensuite complete with a relaxing soaker tub. Two additional bright and spacious bedrooms share a well-appointed 4-piece bathroom. The fully developed basement expands your living space with a large recreation room featuring oversized windows, a gas fireplace, a built-in entertainment unit, and surround sound rough-in. A spacious fourth

bedroom, a full 3-piece bathroom, and an abundance of storage complete the lower level. Thoughtfully updated throughout, this home offers numerous recent improvements, including luxury vinyl plank flooring replacing all carpet for a seamless contemporary look, a beautifully renovated kitchen with an oversized quartz island, matching quartz countertops, and a seamless full-height quartz backsplash, a premium gas stove with a high-end gesture-controlled side-suction range hood, and a newly renovated heated attached double garage. Additional upgrades include central air conditioning, a newer hot water tank, roof, and siding, providing comfort and peace of mind. Perfectly located within walking distance to schools, parks, playgrounds, shopping, public transit, and everyday amenities, this move-in-ready home offers an exceptional combination of style, functionality, and location. Don't miss your opportunity to own this outstanding home in one of Northwest Calgary's most desirable family communities. Schedule your private showing today!