



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

49 Panamount Rise NW
Calgary, Alberta

MLS # A2325894



\$745,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained family home in the desirable community of Panorama Hills! Located on a quiet street with a sunny west-facing backyard, this move-in-ready home is close to schools, parks, shopping, and walking paths. The bright main floor features hardwood flooring, large windows, spacious living and dining areas, and a functional kitchen with a brand-new stove and refrigerator replaced just a few months ago. Fresh paint throughout gives the home a clean, modern feel. Upstairs offers three generous bedrooms, including a spacious primary suite with a walk-in closet featuring custom built-ins and a 4-piece ensuite with a soaker tub, separate shower, and double vanity. Elegant rounded archways add character to the upper level, while the open loft provides an ideal space for a home office or study area. The fully finished basement includes a large recreation room, a fourth bedroom with a large window, and a full 4-piece bathroom. Completing the home is an oversized garage with extra depth and height, offering excellent space for larger vehicles and additional storage. A fantastic opportunity to own a well-maintained home in one of Panorama Hills' most sought-after family neighbourhoods!