



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**25 Panamount Rise NW
Calgary, Alberta**

MLS # A2326913



\$799,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained home in the heart of Panorama Hills. With 4 bedrooms, 3.5 bathroom, double attached garage, this home is perfect for families, first-time buyers, or anyone seeking a move-in-ready property in a highly convenient NW location. Main Floor features 2 living rooms, with a cozy fireplace, plenty of windows bringing abundant natural lights. The kitchen features ample cabinetry, pantry, and a kitchen island with seating, making it an ideal hub for morning coffee, casual meals, or hosting friends. It flows seamlessly into the dining area, where a door opens directly onto the deck and backyard. The laundry room and half bath completes the floor. Upstairs, you’ll find a well-designed layout with a bonus room, 3 generously sized bedrooms, including a comfortable primary suite with its own walk-in closet. The 2 additional bedrooms are good-sized, supported by a full 4-piece bathroom. The fully finished basement expands your living options with a spacious recreation room, one bedroom, and a 3pc bathroom, offering convenience and functionality for everyday use. Outside is a large private backyard with well-maintained lawn, a high quality composite deck which provides a clean, durable, low maintenance space for outdoor dining or weekend BBQs. A double detached front garage provides secure parking and extra storage year-round. This home is ideally situated close to all essential amenities, making everyday living effortless. Just less than 7mins driving to Save-on Foods, Superstore, Sobeys, and plenty of restaurants and cafe nearby. Elementary, Junior high and High school are within 3 mins driving. Bus stop is 4 min away, and parks are all less than 10mins walking distance. Quick access to transit and key roadways—including Stoney Trail and Harvest Hills Boulevard—ensures smooth commuting across the city. A

fantastic opportunity to own a bright, welcoming home in one of NW Calgary's most desirable communities. Move-in ready and full of long-term value.