



GRASSROOTS
REALTY GROUP

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112 Panamont Rise NW
Calgary, Alberta

MLS # A2327750



\$700,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Attached Carport, Double Garage Attached, Driveway, Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance Lands		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All Wall & Ceiling Storage Shelving in Garage		

UPDATED PANORAMA HILLS HOME | BACKING A GREEN BELT & PATHWAY | BONUS ROOM | WALKABLE AMENITIES Backing onto a pathway and green belt, this home offers an excellent combination of family space, natural light and private outdoor living. With 1,755 sqft above grade, three bedrooms, 2.5 bathrooms, a spacious upper bonus room and a large basement, the layout provides comfortable living today with room to grow. Fresh paint throughout and brand-new carpet with upgraded underlay give the home a clean, move-in-ready feel, while the mature landscaping creates a welcoming setting. Panorama Hills is a connected community with ponds, parks, playgrounds, extensive pathways and green space throughout the neighbourhood. The newly renovated and expanded Panorama Hills Community Centre is only a few minutes away on foot and features exceptional amenities, including sports courts, a splash park, resident lounge, meeting spaces and year-round programming. Families also benefit from being in the CBE walk zone for K-12 schools, while Vivo Recreation Centre, Country Hills Golf Club, theatres, restaurants, groceries, big-box shopping and everyday services are all close by along Country Hills Boulevard. Stoney Trail and Deerfoot Trail are easily accessible and make commuting in and around the city efficient. Inside, the bright main floor features hardwood through the kitchen and dining areas, a spacious living room with a gas fireplace and a great layout for the daily routine. The kitchen offers generous cabinetry, ample counter space, a large island with raised seating, corner pantry and a double corner sink. Tall windows fill the dining area with natural light and provide views of the backyard, and the adjacent door opens directly to the rear deck. A 2-piece bathroom and main floor laundry complete this level. Upstairs, the large bonus

room stands out with its vaulted ceiling and oversized window, creating an ideal second living area, playroom or media space. The primary bedroom includes a walk-in closet with organizers and a spacious ensuite with extended vanity, corner soaker tub and separate shower. Two additional bedrooms and a 4-piece bathroom complete the upper level. The unfinished basement includes bathroom rough-ins and offers excellent potential for a rec room, fourth bedroom or storage. Outside, the backyard is a major highlight. A large deck with BBQ gas line overlooks the lush landscaping, while the central concrete patio adds another inviting place to relax or entertain. Mature trees and shrubs create privacy, and the fenced yard backs directly onto the green belt and pathway, creating an enjoyable outdoor retreat and adding separation from neighbours. Additional features include new shingles in 2021, an attached double garage with ceiling and wall shelving and an additional full-size beverage fridge. With its refreshed interior, flexible layout, pathway-backing yard and proximity to amenities, this home offers a complete and connected family lifestyle. Welcome Home.