



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

98 Panamount Villas NW Calgary, Alberta

MLS # A2329386



\$809,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2006 (20 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, Dog Run Fenced In, Garden, Ger		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Blinds, Fridge in the basement, Firepit, Garden Shed.		

Welcome to an exceptional opportunity to own a beautifully maintained two-storey walkout home in the highly sought-after community of Panorama Hills. The bright main level offers an open floor plan with gleaming hardwood floors, a welcoming Living Room with a fireplace, a spacious Dining area & a functional Sunroom overlooking the green space behind the home—perfect for everyday living and entertaining. The stunning Kitchen features stainless-steel appliances, quartz countertops, a large island, a corner pantry and abundant cabinetry. The Laundry Room includes a sink and extensive built-in cabinetry for added storage. A massive entertainment-sized deck provides the ideal setting for summer BBQs and outdoor dining, while the expansive yard offers plenty of space for children and pets to play. Upstairs, you will find a large Bonus Room with a vaulted ceiling and a large window. The spacious Primary Retreat includes a walk-in closet and a well-appointed 4-piece Ensuite. Two additional Bedrooms & a full Bathroom complete this level. Wait there's more… The fully developed walkout basement expands your living space with a generous Family Room, an additional Bedroom, an Office area, a dedicated Gym or flex space, a 4-piece Bathroom, and ample storage in the Utility Room. The walkout leads to a low-maintenance yard backing directly onto green space with access to extensive pathways. Children can conveniently reach the playground and athletic fields of Captain Nichola Goddard Elementary School through the back gate. Perfectly situated in one of NW Calgary's most desirable family-friendly communities, this home is just steps from schools, parks, playgrounds, scenic ponds, picturesque walking pathways and open green spaces. It is conveniently situated just minutes from shopping, restaurants, transit, Vivo Recreation

Centre, golf, movie theatre and major roadways including Stoney Trail, Deerfoot Trail, and Country Hills Boulevard. Don't miss your chance to own this outstanding family home—thoughtfully designed for comfort, functionality, and everyday family living. Note: Brand new roof & siding (2025) & fresh paint throughout (2026).