



GRASSROOTS
REALTY GROUP

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261 Panamount Hill NW
Calgary, Alberta

MLS # A2331287



\$689,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 261 Panamount Hill NW, a beautifully updated family home in the sought-after community of Panorama Hills offering over 2,400 sq. ft. of developed living space. With 4 bedrooms, 3.5 bathrooms, a spacious bonus room, a fully finished basement, and an incredible west-facing backyard, this home is designed for comfortable everyday living and effortless entertaining. The bright open-concept main floor features a welcoming family room with a cozy gas fireplace, a spacious dining area, and a renovated kitchen complete with quartz countertops, a centre island with breakfast bar, upgraded sink and faucet, painted real wood cabinetry, corner pantry, and plenty of storage and workspace. Recent upgrades throughout the home include LED pot lights, knockdown ceilings, updated doors and hardware, renovated bathroom with new vanity and toilet, and numerous mechanical improvements. Step outside to enjoy the oversized custom deck and private west-facing backyard, perfect for summer barbecues, relaxing evenings, and gatherings with family and friends. The main floor is completed by a convenient laundry/mudroom, powder room, and double attached garage. Upstairs, the large bonus room offers flexible space for a family retreat, home office, study area, or media room. The spacious primary bedroom features a walk-in closet and a private 4-piece ensuite with a soaker tub, while two additional bedrooms and another full bathroom complete the upper level. The fully developed basement adds even more living space with a large theatre room, fourth bedroom, walk-in closet, and a 3-piece bathroom. Movie lovers will appreciate the included projector, projection screen, and built-in 7.1 surround sound system, while the wired AV system with indoor and outdoor audio speakers and receivers makes entertaining a breeze. Pride of

ownership is evident throughout with major updates including a rebuilt furnace, newer hot water tank, water softener, roof (2020), and washer and dryer (2019). Ideally located close to schools, parks, shopping, transit including the express bus to downtown, Vivo Recreation Centre, the public library, and major routes including Stoney Trail and Deerfoot Trail, this move-in-ready home offers exceptional value in one of Calgary's most popular family communities. Book your private showing today and see everything this fantastic home has to offer.