



GRASSROOTS
REALTY GROUP

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130 Panamont Road NW
Calgary, Alberta

MLS # A2333016



\$859,999

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,166 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

Welcome to this beautifully updated 4-bedroom family home situated on a huge corner lot in the highly desirable community of Panorama Hills! Featuring a double attached front garage, this exceptional property backs directly onto scenic green space and walking trails with beautiful views overlooking Stoney Trail, offering the perfect blend of privacy and convenience. Enjoy views of the Calgary skyline from the upstairs bedroom, creating a unique retreat to start and end your day. Inside, you'll find a bright, functional layout with two spacious living areas and a versatile main-floor office that can easily serve as a fifth bedroom. The renovated 2024 kitchen showcases sleek black stainless steel appliances, modern finishes, and an open design ideal for family living and entertaining. Recent upgrades provide peace of mind, including a new furnace (2024), new roof, new siding, new fencing, fresh paint, brand-new carpet, central air conditioning, and fully customizable permanent outdoor LED lighting installed in 2025, featuring over 16 million color combinations to celebrate every season and special occasion. Step outside to an incredible backyard retreat with a full-width deck overlooking the expansive yard complete with a fire pit, side storage shed, and a dedicated dog run that can easily be converted into a children's playground, garden, or additional outdoor recreation space. The unfinished basement offers endless opportunities to create the space you've always envisioned, whether it's a home theatre, gym, or additional living area. Ideally located close to schools, parks, shopping, recreation facilities, and major roadways, this move-in-ready home offers exceptional upgrades, remarkable outdoor living, and direct access to nature in one of Northwest Calgary's most sought-after communities. This is a rare opportunity to own a beautifully maintained Panorama Hills home with

room to grow and enjoy for years to come.