



GRASSROOTS
REALTY GROUP

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175 Panamount Way NW
Calgary, Alberta

MLS # A2333602



\$525,000

Division:	Panorama Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,258 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 175 Panamount Way NW! Situated in the highly sought-after community of Panorama Hills This beautifully maintained two-storey home offers the perfect combination of comfort, functionality, and convenience. Residents enjoy easy access to schools, parks, shopping, restaurants, public transit, Vivo, and major roadways, making commuting throughout Calgary a breeze. One of the standout features of Panorama Hills is the exclusive access to the Panorama Hills Residents Association (PHRA) amenities. The community centre and 6-acre park are available exclusively to PHRA members and feature a water spray park, multi-use sport court, basketball courts, children's playground, picnic areas, skating opportunities, community events, and much more for families to enjoy year-round. Step into the home and you'll find a bright and inviting open-concept main floor designed for modern living. The spacious kitchen features a central island with a raised breakfast bar, ample cabinetry, and a seamless flow into the dining and living areas, making it perfect for both everyday living and entertaining. The upper level offers three generously sized bedrooms, including a spacious primary retreat complete with a 4-piece ensuite bathroom. The additional bedrooms provide plenty of room for family members, guests, or a home office. The fully finished basement expands the living space with a fourth bedroom, a full bathroom, and a comfortable recreation/living area, providing flexibility for growing families, visitors, or multi-generational living. Step outside to enjoy the west-facing backyard, which provides abundant afternoon and evening sunshine. The yard features garden beds for gardening enthusiasts and leads to a double detached garage, offering ample parking and storage space. This home has been freshly painted throughout and is truly move-in ready.

Additional features include central air conditioning for year-round comfort and durable fiber cement siding, offering exceptional curb appeal and enhanced protection against Calgary's hailstorms and changing weather conditions. The basement is also complete with 3 zones of in-floor heating. This is an outstanding opportunity to own a well-maintained, move-in-ready home in one of Northwest Calgary's most desirable family communities. Book your private showing today! *Some photos have been virtually staged for illustration purposes.*