



GRASSROOTS
REALTY GROUP

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186 Panamont Drive NW
Calgary, Alberta

MLS # A2340201



\$724,888

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,369 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Rectangular Lot, Views		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions:	No
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If you've been looking for a home with lots of space, a great layout and a location that makes everyday life easy, this one in Panorama Hills is worth a look. This Jayman-built 2-storey offers over 2,350 sq. ft., backs onto green space, and is close to schools, shopping, walking paths and community amenities. Step inside and you'll immediately notice how bright and spacious the home feels, thanks to the large windows and 10-ft ceilings. The main floor gives everyone room to spread out, with a dining area, den, family room and a sunny breakfast nook. At the heart of the home is the kitchen, featuring quartz countertops, a large island and plenty of space to cook, gather and entertain. Upstairs, there's no shortage of room with four bedrooms above grade. The primary bedroom is especially spacious, with a walk-in closet and 4-piece ensuite complete with a soaker tub. There are also plenty of little extras that make this home stand out, including acacia hardwood flooring, a custom gas fireplace, durable tile in the den, solar shades in the breakfast nook and main-floor laundry. And with green space right behind you and beautiful views from both the front and back, you get a little extra breathing room while still being close to everything Panorama Hills has to offer. A comfortable, spacious home with plenty of room to make it your own.