



GRASSROOTS
REALTY GROUP

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51 Panamount Heights NW Calgary, Alberta

MLS # A2340578



\$849,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,003 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Granite, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Wired for Data, Wired for Sound

Inclusions: Hot Tub

OPEN HOUSE Saturday, Sept 5 and Sunday, Sept 6: 2- 4 PM. Welcome to 51 Panamount Heights NW! This stunning fully finished 2-storey home offers over 3000 sqf of developed space, which includes a completed walkout basement, 17-foot ceilings in the living room, and a SOUTH-facing backyard. Starting with the location, this home sits on a large pie lot which backs and sides onto green space and walking paths. The open floor plan includes an entertainer's kitchen with a large island, granite countertops, stainless steel appliances, and recessed lighting throughout, which opens up to the spacious dining area. The living room is the center of it all as it has dramatic 17-foot ceilings, 2 storey windows, and an updated gas-burning fireplace. The large living room windows let in tons of natural light that fills the entire living space, and both are equipped with premium Hunter Douglas remote-controlled blinds to adjust the amount of light at the press of a button. The main floor also includes a spacious den which is perfect for the home office, and a mudroom/laundry room where there is ample storage space for the busy family. Walking up the elegant curved staircase, the 2nd floor offers 3 bedrooms and 2 full bathrooms, including a great-sized primary bedroom with a spa-like ensuite bathroom which was recently renovated and includes a large soaking bathtub. Downstairs in the fully finished walkout basement, you get a massive rec room with a wet bar and fireplace. The basement also hosts the 4th bedroom and a full bathroom, which was tastefully designed. Outside, the lot has been extensively landscaped with mature trees, retaining walls, and a 4-zoned underground irrigation system. There is much to enjoy in this large yard, including the large wrap-around deck and lower patio with a sunken hot tub. The basement features a built-in surround sound

speaker system, perfect for movie night. The deck is outfitted with a natural gas line, perfect for a BBQ and endless outdoor cooking. Other highlights of this amazing home are central air conditioning, water softening system, and a recently replaced roof (2025). This home is a must-see, as photos and videos don't do it justice! Book your showing today!