



GRASSROOTS
REALTY GROUP

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230 Panamont Grove NW
Calgary, Alberta

MLS # A2340839



\$795,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: BSMT Refrigerator

Welcome to a spacious family home on a large pie lot in Panorama Hills, where a flexible layout, impressive indoor living spaces and an expansive backyard come together in a location designed for everyday family life. Offering 3 bedrooms, 3.5 bathrooms, a fully developed walkout basement and double attached garage, this home provides plenty of room to grow without sacrificing the features that make a home feel special. The main floor makes an immediate impression with a dramatic vaulted living room, soaring windows and a fireplace creating a bright, open gathering space filled with natural light. The kitchen offers generous cabinetry, a centre island, pantry and plenty of workspace, flowing naturally into the dining area for easy family meals and entertaining. A dedicated main-floor office provides a quiet place to work or study, while the laundry room, mudroom and powder room add everyday convenience. Upstairs, the open-to-below design keeps the home feeling connected and airy. The large primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms share a full bathroom. A separate family room adds valuable extra living space—ideal as a kids' retreat, TV room, or homework area. The fully developed walkout basement extends the living space even further with a large recreation room, fireplace, bar area, Den/office and full bathroom. With direct access outside, it's a versatile level for teenagers, guests, extended family, a home gym or movie nights. Outside is where this property really separates itself. The large backyard backs directly onto the pathway, offering a sense of openness and easy access for walks, bikes and outdoor recreation. A spacious upper deck overlooks the yard, while the covered patio below creates another comfortable outdoor living area—giving you multiple places to relax, entertain and enjoy

the warmer months. With four bedrooms, multiple family spaces, a walkout basement, double attached garage and a beautiful backyard setting, this Panorama Hills home delivers the space and flexibility families are looking for in one of northwest Calgary's established communities.