



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 Panamont View NW
Calgary, Alberta

MLS # A2343656



\$789,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

An exceptional opportunity in Panorama Hills, featuring a two-bedroom walkout basement legal suite, fresh paint, new carpet and over 2,260 sq. ft. of above-grade living space. The main floor welcomes you with an impressive open-to-above foyer and hardwood flooring throughout the principal living areas. The well-designed kitchen includes a pantry and flows seamlessly into the dining area and bright breakfast nook. The expansive living room is anchored by a fireplace with built-ins, creating a warm and inviting space for relaxing or entertaining. A convenient powder room, generously sized laundry room and direct access to the attached double garage complete the main level. Upstairs, a versatile bonus room provides the perfect setting for family movie nights, a playroom or a home office. The spacious primary retreat includes a walk-in closet and private four-piece ensuite. Two additional bedrooms and another full four-piece bathroom complete the upper floor. The fully developed walkout basement is a two-bedroom legal suite, offering excellent flexibility for extended family or rental income. It features its own kitchen, a spacious recreation and living area, two generously sized bedrooms, a full bathroom, a walk-in closet and additional storage. Located in the established community of Panorama Hills, this home offers convenient access to schools, parks, playgrounds, pathways, shopping, restaurants and everyday amenities, along with excellent connections to Stoney Trail and major routes throughout the city. Call today to book your private tour!