



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

62 Panamont Plaza NW
Calgary, Alberta

MLS # A2345202



\$719,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Alarm System (not active), shed, speakers including subwoofer and amp (as-is), treadmill, ceiling fan in primary (as-is)

Tucked away on a quiet cul-de-sac in the highly sought-after community of Panorama Hills, this immaculate 2-storey home sits on a rare pie-shaped lot. The location is ideal, close to excellent schools and parks, with access to the Panorama Community Centre, and easy access routes. An extended driveway welcomes you home, leading into a bright main floor with 9-foot ceilings and the convenience of main floor laundry. The living room is anchored by a stunning floor-to-ceiling stone tile fireplace, and flows seamlessly into the dining area, where a statement pendant light and large window bring in plenty of natural light, perfect for hosting family dinners or entertaining guests. The kitchen is a true showpiece, featuring rich cherry cabinetry, a handy baker's corner, an expansive island with seating, granite countertops, a tiled backsplash, and a new dishwasher (2024), plus excellent counter and cabinet space throughout, all flowing into a convenient walk-through pantry. Gleaming hardwood floors run through the living and dining rooms. The upper level offers a functional, family-friendly layout, featuring 3 bedrooms, a 4-piece family bath, and a bright bonus room. With its vaulted ceilings and stylish accent wall, the bonus room offers a private space set apart from the main living areas, ideal for movie nights, a play area, or simply a spot to unwind away from it all. The primary retreat offers a vaulted ceiling and plenty of room for all your furnishings, along with a large, spa-like ensuite featuring a soaker tub, a separate 10mm glass shower, and two vanities, plus a separate, large walk-in closet. The basement is unfinished and ready for your development ideas, thoughtfully set up with large windows for great natural light, a well-placed bathroom rough-in, and ductwork tucked up and out of the way to maximize ceiling height. This home has been meticulously cared for offering a

new Roof, regularly maintained furnace, a hot water tank just 2-3 years old, and new siding and windows on the north side. Outside, the pie lot delivers exceptional outdoor living space: an expansive deck with a covered pergola sitting area, a curved stone pathway through low-maintenance rock beds, underground sprinklers, a gas hookup for your BBQ, and a wide, private backyard framed by a mature tree line, a shed for quick storage and all set against a quiet, low-traffic backdrop. Additional highlights include new faucets throughout, a water softener, central air conditioning (3-4 years old), and a double attached garage for year-round convenience. This is a rare opportunity to own a truly move-in-ready home in an unbeatable location. Set up a viewing today!