



GRASSROOTS
REALTY GROUP

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254 Panamont Close NW
Calgary, Alberta

MLS # A2349112



\$779,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: NA

Welcome to 254 Panamont Close NW, a beautifully updated family home tucked away on a quiet cul-de-sac and backing directly onto green space. Offering just over 2,000 sq. ft. above grade. This sun-filled home pairs an exceptional setting with a spacious, functional layout and an impressive list of upgrades. The bright open concept main floor is designed for both everyday living and entertaining, flowing seamlessly to the west-facing rear patio which is the perfect spot to enjoy sunny afternoons, warm summer evenings, and the privacy of the green space beyond. Upstairs features a massive bonus room and three spacious bedrooms, creating plenty of room for the entire family. The developed basement adds even more versatility with an entertainment room, dedicated office, and additional bedroom. Thoughtfully maintained and extensively updated with newer windows and doors, blinds, exterior, appliances and furnace, plus fresh paint, a new hot water tank, air conditioning, and gas dryer. Imagine a rare combination of being on a cul-de-sac, backing onto green space and all the expensive upgrades are already completed. Don't miss this amazing opportunity to own such a special home.