



GRASSROOTS
REALTY GROUP

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86 Panamont Plaza NW
Calgary, Alberta

MLS # A2352214

\$668,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: storage shed, Garage door Opener

Nestled within Panorama Hills, this two-story detached house offers a compelling blend of space and convenience. Spanning 1,937 square feet above grade and nearly 800 sq ft below, this home presents an exceptional opportunity for families seeking both immediate comfort and future possibilities. Three generously sized bedrooms grace the upper level, including a serene primary suite complete with a four-piece ensuite bathroom and walk-in closet. In comparison, two additional bedrooms share a thoughtfully appointed bathroom. Downstairs, the unfinished basement provides a blank canvas for customization, ready to be transformed into recreation space, a home gym, or additional office areas. With its double attached garage accommodating two vehicles and additional parking for two more, inclement weather will never disrupt your routine. Inside, the flooring seamlessly transitions between carpet, ceramic tile, concrete, and vinyl, while a main-level laundry room simplifies daily chores. Outside, enjoy the tranquility of your cul-de-sac location, complemented by meticulously landscaped grounds, low maintenance landscaping, and convenient street lighting. A deck, side porch, and other outdoor features invite relaxation and entertaining, while the proximity to nearby parks, playgrounds, schools, shopping centers, sidewalks, and community amenities provides an exceptional lifestyle experience.