

**719 Panamount Boulevard NW  
Calgary, Alberta**

**MLS # A2279976**



**\$764,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Storage Shed located in the backyard

Welcome to this well cared for detached home in the heart of Panorama. Offering generous living space and a layout designed for everyday function. The main floor features a bright, open flow with a comfortable living area, dedicated dining space, a den, practical kitchen, complemented by the spice kitchen and all enhanced with upgraded countertops! A combined laundry and mudroom adds convenience and keeps daily life organized. Upstairs, you’ll find the master bedroom featuring a walk-in-closet and full ensuite along with three ample sized bedrooms. The large bonus room is ideal for family living, work, or relaxation. The fully finished basement is completed with the two additional bedrooms, a full bathroom, and a spacious family room perfect for guests or hobbies. This home is minutes from major grocery stores like Superstore, restaurants, Vivo Recreation Centre, and a nearby transit stop just across the street making daily commuting and errands effortless! The sellers have upgraded the countertops and plan to replace the hot water tank, adding value and peace of mind for the next owner. An excellent opportunity for first time home buyers, downsizers, or investors looking for long term growth potential. Come, schedule your viewing today!