

169 Panamount Green NW
Calgary, Alberta

MLS # A2287257



\$779,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,061 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: Built-in White Shelving in basement, Pergola, TV Wall mount, any attached shelving, storage shed, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

A rare opportunity for families to put down roots in one of Panorama Hills's most family friendly locations, perfectly situated "on the green" and set on a massive pie shaped lot with room to run and play. With four bedrooms upstairs, this layout is ideal for growing families. A bright front flex room provides the perfect space for a homework zone, music room, or home office. New flooring and updated designer paint throughout the main floor create a fresh, welcoming feel for everyday family life. The practical mudroom off the garage includes main floor laundry and a walk through pantry that makes unloading groceries simple and efficient. The kitchen features stainless steel appliances, a raised breakfast bar for quick breakfasts or after school snacks, and space for a full sized dining table where everyone can gather. Upstairs, the spacious primary suite offers parents a private retreat with its own ensuite and large walk in closet, while three additional bedrooms and a full bathroom comfortably accommodate kids or guests. The developed basement adds even more living space with a cozy area for movie nights, an additional bathroom, and a fifth bedroom. With shingles replaced circa 2019, a newer hot water tank, underground sprinklers, Cat 5 wiring, built in speakers, and Hunter Douglas blinds, this home combines comfort, function, and long term value in a community known for parks, schools, and a true neighborhood feel.