

**691 Panamont Boulevard NW**  
**Calgary, Alberta**

**MLS # A2290579**



**\$769,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,203 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Air Conditioner

Welcome to this beautifully well maintained two-storey home in the highly desirable community of Panorama Hills. Thoughtfully designed with an open-concept layout, the main floor features 9' ceilings and rich hardwood flooring throughout, creating a bright and inviting atmosphere. The gourmet kitchen is sure to impress with upgraded granite countertops, stainless steel appliances—including a newer stove and dishwasher—dark custom cabinetry, tiled backsplash, and a large centre island with seating, perfect for entertaining. The kitchen seamlessly overlooks the spacious living room, highlighted by a cozy gas fireplace. A generous dining area provides direct access to the landscaped backyard and expansive deck, ideal for summer gatherings. The main level is complete with a versatile front den or home office, a convenient 2-piece powder room, and a functional mudroom with access to the walk-through pantry. Upstairs, you'll find a stunning primary retreat featuring a walk-in closet and a luxurious 4-piece ensuite with a soaker tub and separate shower. The upper level also includes two additional well-sized bedrooms, a full 4-piece bathroom, a dedicated laundry area with newer washer and dryer, and a bright bonus room with vaulted ceilings and a large picture window. Additional highlights include an unfinished basement, a new air conditioner, an updated hot water tank, added insulation in the double garage for year-round comfort. This exceptional home offers comfort, style, and thoughtful upgrades in a fantastic location—truly a must-see!