

**141 Panamount Green NW**  
**Calgary, Alberta**

**MLS # A2318369**



**\$839,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,227 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained custom-built home offering over 3,000 sq. ft. of developed living space, thoughtfully designed for comfort, functionality, and family living. With four bedrooms, 3.5 bathrooms, and extensive recent upgrades, this move-in-ready home is sure to impress. The spacious primary retreat is a true sanctuary, featuring a charming bay window and a stunning newly renovated ensuite complete with in-floor heating, custom tile work, dual sinks, quartz countertops, new fixtures, and modern finishes throughout. Additional updates upstairs include new carpet in three bedrooms, the staircase, and landing, along with a beautifully renovated main bathroom featuring new flooring, quartz countertops, updated faucets, and a new shower valve and fixtures. The main floor offers a warm and inviting layout centered around a custom stone fireplace in the family room. The well-appointed kitchen showcases a custom stone backsplash, a new dishwasher, ample cabinetry, and a convenient walk-through pantry leading directly to the laundry room. The fully developed basement expands your living space with a large family room featuring a second fireplace, an additional bedroom, a dedicated gym or flex space, a three-piece bathroom, and abundant storage in the utility room. Additional features include central air conditioning, fresh paint throughout, an oversized heated double attached garage, and a storage shed conveniently located alongside the home. Step outside to enjoy the massive backyard backing onto green space and Nose Creek, providing privacy and beautiful natural surroundings. A brand-new deck offers the perfect space for entertaining or relaxing outdoors. As an added bonus, enjoy full access to the Panorama Hills Community Centre, with membership paid through 2027. Ideally located close to schools, shopping, pharmacies, parks, and everyday

amenities, with quick and convenient access to Stoney Trail, this exceptional home offers the perfect balance of space, upgrades, and location. Don't miss your opportunity to own this outstanding family home in the sought-after community of Panorama Hills.