

**161 Panamount Green NW**  
**Calgary, Alberta**

**MLS # A2318715**



**\$749,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,101 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, No Back Lane, Private, Underground Sprinklers		

<b>Heating:</b>	Central, 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>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Bar fridge in the garage.

**3 BED + OFFICE | HOT TUB | FULLY UPGRADED.** Welcome to 161 Panamount Green in the beautiful neighbourhood of Panorama Hills in Calgary. This well-maintained home is close to green spaces, walkways, schools, playgrounds, and grocery stores. Inside, it immediately feels like HOME-SWEET-HOME. The main-floor room is ideal for a home office, featuring double glass doors, shelving, and a window overlooking the front yard. The living room boasts a gas fireplace, perfect for cozy winter days or sunshine summer days. The fully upgraded gourmet kitchen includes upgraded appliances, granite countertops, maple cabinets, pot-and-pan drawers, and a gas range, creating a chef's dream. The bright dining room with 3-way windows lets in plenty of sunlight. A 2-piece bathroom and a mudroom laundry complete the main level. Stairs with an elegant railing lead to a spacious bonus room filled with windows, and a sitting area by the window is perfect for book reading or relaxing time. A few more steps up bring you to the upper floor. The sizable master bedroom has a feature wall and a large window overlooking the backyard. The 4-piece ensuite features a corner tub and a shower. Two additional bedrooms with large windows and another 4-piece bathroom finish the upper level. The unfinished basement offers space for future customization. The lovely backyard includes a hot tub with frosted-glass privacy and a glass railing on a huge deck, made of durable composite. Raised-bed gardens add a charming touch. Storage shed for extra storage and storage under the deck as well. The yard also comes with an automated sprinkler system. The extended double front garage comes with cabinets, a bar fridge, and an EV charging point. The roof is only 1 year old, and so are the eavesdrop. Overall, this is an excellent package. This house won't last long, and you

can't admire enough just from pictures. Contact your favourite realtor and schedule a private showing today.