

35 Panamont View NW Calgary, Alberta

MLS # A2322426



\$719,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 35 Panamont View NW, a beautiful well maintained two-storey home on a quiet corner lot in family-friendly Panorama Hills. Offering approximately 2114 sqf above grade plus a professionally finished basement. This spacious home combines a functional layout with valuable recent upgrades : new shingles on roof (replaced in 2024), new vinyl siding (2024), upgraded attic insulation, a high efficiency furnace (2025), water heater tank (2021), engineered hardwood flooring in living room and dining room (2024), new vinyl plank flooring in basement bedroom and recreation room (May 2026).... The bright, open-concept main floor features a welcoming great room with a cozy corner fireplace and a generous kitchen with maple cabinetry, tile backsplash, ample counter space, raised ledge breakfast -bar island and walk-through pantry. Large windows brighten the kitchen eating area, while direct backyard access makes entertaining easy. Upstairs, a spacious bonus room offers a second family living area, while the primary bedroom features a walk-in closet and a 4pc ensuite with soaker tub and separate shower. The basement was developed with one bedroom, a huge recreation room with built-in sound wiring and a 3pc bath with double shower and granite countertops. Outside, an impressive deck of more than 550 sqf still leaves plenty of room in the large fenced and landscaped yard for family fun, summer gathering, entertaining, relaxing and gardening. The corner lot setting provides additional yard space and privacy, with no sidewalks to shovel in winter. Convenient location. Close to schools, shopping, transit, parks, major routes and the Panorama Hills community Centre.