

94 Panamont Rise NW Calgary, Alberta

MLS # A2339476



\$799,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,108 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE: AUG 30 (SUNDAY) 2:00-4:00 pm Welcome to this beautifully updated two-storey walkout home in Panorama Hills, offering approximately 2,107 sq. ft. above grade, 3+2 bedrooms, 3.5 bathrooms, an upper-level bonus room, main-floor dining/flex room, and a fully developed walkout basement. The main floor features a bright living room with a cozy fireplace and large backyard-facing window. The kitchen offers ample cabinetry and counter space, a large center island with quartzite countertop, updated appliances and a convenient walk-through pantry connecting to the laundry area. A versatile dining/flex room provides an ideal space for a home office, study, playroom or entertaining guests. Upstairs, the spacious bonus room with three windows offers plenty of natural light and flexibility as a family room, media room or home office. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms provide comfortable space for family or guests. The fully developed walkout basement adds valuable living space with a large recreation/family room, two additional bedrooms and a flex room. The walkout leads directly to the patio and landscaped backyard, with convenient access to the neighborhood pathway and surrounding green space. The backyard features a generous lawn, mature trees, established landscaping and a patio for outdoor enjoyment. Recent improvements include new flooring, countertops and updated lighting throughout the above-grade level, updated appliances, newer roof, newer siding and refreshed landscaping. Ideally located within walking distance to schools, parks, transit, grocery shopping and neighborhood pathways. A functional family home offering generous living space, a walkout basement and numerous recent updates in a convenient Panorama Hills location.