

130 Panamont Road NW
Calgary, Alberta

MLS # A2351924

\$725,000

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Level, Low Maintenance Landscape, Private, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Situated on a beautifully landscaped CORNER LOT in the sought after community of Panorama Hills, this extensively updated family home offers 4 upper level bedrooms, a functional layout and direct access to the GREENSPACE and walking pathways behind the property. Mature trees and established landscaping create an inviting outdoor setting, while numerous interior and exterior improvements make this home truly move in ready. The main floor features two separate living areas, providing plenty of space for both everyday family living and entertaining, along with a dedicated office that offers flexibility for those working from home. At the heart of the home is the fully REMODELLED KITCHEN, completed in 2024 with new cabinetry, modern finishes and STAINLESS STEEL appliances. Upstairs, you'll find four generously sized bedrooms, including the spacious primary retreat complete with a walk in closet. Two full bathrooms provide convenience for the entire family, while new carpeting and fresh paint further complement the home's updated interior. Outside, the spacious backyard has been thoughtfully landscaped with mature trees, a large deck spanning the width of the home, a fire pit area and plenty of room for children and pets to enjoy. Additional features include a STORAGE SHED, dedicated dog run and direct access to the walking pathway and greenspace beyond the property. Significant recent improvements include a NEW FURNANCE in 2024, updated roofing and siding, new fencing, central air conditioning and permanent exterior GEMSTONE LED lighting installed in 2025. The unfinished basement provides excellent potential for future development, while the double attached garage offers convenient parking and additional storage. Located within easy reach of schools, parks, shopping, recreation facilities and major roadways, this is an excellent

opportunity to own a well maintained, extensively updated family home on a desirable corner lot in Panorama Hills.