

**224 Panamont Point NW**  
**Calgary, Alberta**

**MLS # A2240314**



**\$850,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills             |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 2,394 sq.ft.               | <b>Age:</b>   | 2010 (15 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> | Cul-De-Sac, Pie Shaped Lot |               |                   |

|                    |                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                               | <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, Unfinished, Walk-Out To Grade                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |     |

**Inclusions:** n/a

Welcome to 224 Panamont Point NW! If you're looking for an executive home with high end features and a walkout basement, this home is for you! Starting off with the location, this home sits on a large pie lot close to the tons of green space and walking/biking paths. As you enter the home, you notice an airy and welcoming feeling with the 9 foot ceilings and open floor plan. The main floor plan includes an entertainer's kitchen with a large peninsula island, stone countertops, and stainless steel appliances. This floor also includes a huge dining room opening up to a cozy living room with a fireplace, a half bathroom, and a oversized mudroom. Walking up to the 2nd floor, you are greeted with 2 separate living areas perfect for an office, TV room, play room, or even close one area to make a 4th bedroom! The large primary bedroom features large windows, his and hers separate walk-in closets, and a spa like 5 piece ensuite. To finish off this level, there are 2 additional bedrooms, a full bathroom, and a sun lit walk in laundry room. Downstairs there is a large area you could develop for more living space and features large windows all above grade. Other upgrades include a new roof and siding. Located in a highly desirable area, you'll find 5 schools within 3km radius(elementary, middle school, and high school), grocery stores, Vivo rec center(pools, gym, library, multiple sports offered), a movie theater, and so much more just minutes away. This home is a must see as photos and videos don't do justice! Book your showing today!