

**174 PANAMOUNT Rise NW
Calgary, Alberta**

MLS # A2163710



\$754,900

Division:	Panorama Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: N/A

Welcome to this fantastic immaculate family home in a well sought after family oriented neighbourhood being the perfect place to raise your kids! This beautiful total 4 bedroom home is on a quiet street backing onto a walking/bike path. Literally only a 5 minute drive to all sorts of major stores and small boutiques. The landscaping is beautiful low maintenance. The recently installed curbs around the trees and bed give a beautiful finish to the yard. The huge lilac bush adjacent to the spacious covered rear deck and bricked large patio gives off a sweet aroma in the spring and lots of shade for the balance of the summer months. Inside, the spacious main foyer, you will notice the gleaming wide plank hardwood floors throughout the main floor. The good sized office is close to the front door so if you work from home and have occasional business visitors, they have direct access to your office. Beyond the office is the gleaming kitchen filled with 2 year old stainless steel appliances! There is tons of food prep space and a unique island that provides opportunity to chat with the chef while preparing a snack or meals. The corner fireplace open to the kitchen, eating area and family room will add a feeling of coziness during those chilly fall and winter days. The huge window in the family room combined with the large sliding patio doors, lets in lots of light even on cloudy days. Back inside, the 2 piece main floor washroom has a unique feature barn board wall adding a sense of coziness. Upstairs, there is the large bonus room perfect for family living and the laundry room with custom cupboards has plenty of storage. The 4 piece main bath is finished with tile flooring and a huge mirror. Both secondary bedrooms are a good size and have large windows giving ample light. The huge primary bedroom has plenty of room for a king bed and the walk in closet has awesome custom closet organizers.

The large double sink vanity with soaker tub & walk-in shower gives a spa like feel. Going into the basement level, there is a 3 piece bathroom with walk-in shower and a unique vanity for any guests or your teen. You can't see this but the entire basement level has a subfloor which in colder months keeps the basement floor comfortable. Additionally, the entire ceiling has been insulated to somewhat muffle the noise of the kids playing or the sports events. The family room and sitting area are great for small get togethers or just a place to get away and read a book with your favorite beverage. What about schools? Easy walking distance to the Public Elementary, Middle and High Schools. Also walking distance to the Catholic Elementary and High Schools. Children in Catholic Middle School? Getting there is a short walk to the bus stop, followed by a short bus ride to the next community of Hidden Valley. One more comment: New Roof in 2021. New Air Conditioner in 2021 & New Hot Water Tank in 2021. Garage is insulated. Call your Realtor today for a viewing. You will not be disappointed!