

**264 Panamount Hill  
Calgary, Alberta**

**MLS # A2165256**



**\$999,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,435 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
<b>Inclusions:</b>	None		

Welcome to your dream home! Nestled in a sought-after neighborhood, this exquisite property on the top of the hill with a walkout basement offers stunning views and unparalleled convenience, being just minutes walking distance from all essential amenities including schools, fitness centers, major shopping centers including grocery, hardware, vehicle maintenance, library, skating, transit entertainment, and restaurants. This is the perfect home for your family to have an active, healthy lifestyle. Step inside to discover a beautifully remodeled kitchen perfect for culinary adventures. Flooring in the lobby on the main floor and kitchen has also been updated with kitchen remodeling. The open-to-above with 9-foot ceiling design fills the house with natural light and adds to the home's modern charm. Enjoy year-round comfort with the central air conditioning and heating system. It also has a new roof, gutters, garage door installed in September 2024, newer furnace, two water heaters, water softener, and central vacuum. The oversized attached garage parks two cars very comfortably and three cars can be parked on the driveway. This spacious layout features a family room, living room, dining area, versatile office/den, half washroom, and laundry on the main floor with access to a huge deck with stunning views. Second floor has four bedrooms and two full bathrooms. The large master bedroom and the nook are an excellent place to relax and enjoy spectacular views. A fully finished ILLEGAL walk-out basement unit (all permits available on request) provides two additional bedrooms and full bathroom, ideal for guests or extended family. Large backyard garden is filled with raspberries, strawberries, and other amazing plants. Don't miss the chance to own this exceptional home in a prime location. Schedule your viewing today and experience all the

comfort and elegance this property has to offer!