

# \$799,900 - 109 Panamount Landing Nw, Calgary

MLS® #A2217532

**\$799,900**

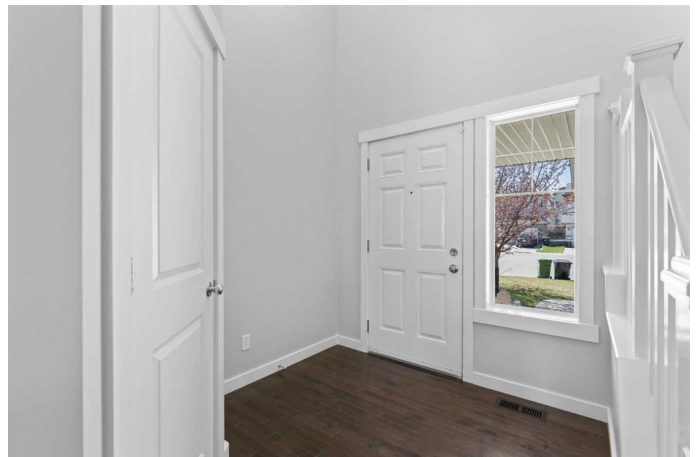
4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.09 Acres

Panorama Hills, Calgary, Alberta

Welcome to this freshly painted beautiful home with a Legal Walkout Basement Suite. Located in the highly desirable community of Panorama Hill, enjoy this great inner cul-de-sac location with walking distance to the Panorama Hills school. The main level features a 16ft high ceiling foyer and a living room with a gas fireplace, modern open concept kitchen with pantry, gas stove and granite countertops, dining room with a glass patio door accessing the large maintenance free vinyl deck, and a laundry room. The upper level offers a spacious high ceiling bonus room, a master bedroom with large walk-in closet and an ensuite with a separate shower, good sized second and third bedrooms and a main bathroom. The fully developed walk-out legal basement has another large bedroom, a 3pc bathroom with in-floor heating, an office den, a spacious family room with built-in speakers, a full kitchen, a second washer/dryer set and a Kinetico soft water system. The front west exposure and the east backyard allows plenty of natural light into the home and turns the basement into a bright and inviting space. The house is centrally located within walking distance of the public transit, shopping, trendy restaurants, schools, playgrounds, and many other amenities. A gorgeous home like this is a rare find, don't miss this opportunity to make it yours. Call and book your showings today!

Built in 2008



## Essential Information

MLS® #	A2217532
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	109 Panamount Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0H7

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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