

# \$925,000 - 72 Panamount Manor Nw, Calgary

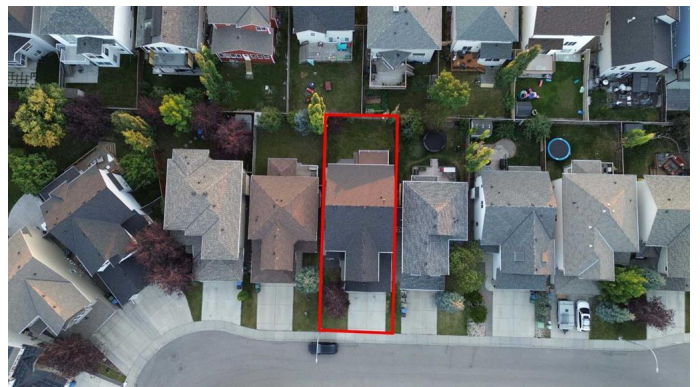
MLS® #A2258133

**\$925,000**

5 Bedroom, 4.00 Bathroom, 2,482 sqft  
Residential on 0.10 Acres

Panorama Hills, Calgary, Alberta

~Welcome to Desirable Community of PANORAMA HILLS ~ 3550 SQFT FULLY MODERN STYLE RENOVATED INSIDE & OUTSIDE 2 Story House \*WALK-UP SIDE ENTRANCE FULLY FINISHED LEGAL BASEMENT 2 BEDROOM SUITE\* Ideally located close to All Amenities, GOLF, Shopping SCHOOLS, Stoney trail ring road, ! Your New Home Welcomes you with OPEN TO ABOVE A GRAND ENTRANCE AN OPEN CONCEPT, You will love the Gleaming NEW ENGINEERED HARDWOOD Flooring & New Carpet, Porcelain tiles & House is freshly Painted WITH MODERN COLOURS, NEW MODERN DOORS, NEW FLAT CEILINGS MAIN FLOOR & UPPER FLOOR, NEW 5â€• BASE BOARDS, CASINGS, NEW IRON SPINDLES RAILINGS THROUGHOUT THE STAIRCASE, YOUR NEW KITCHEN HAS HUGE ISLAND WITH ALL NEW KITCHEN CABINETS & MODERN QUARTZ COUNTERTOPS, NEW APPLIANCES, CARPET, HARDWOOD FLOORING TILES .. EXTERIOR HAS NEW ROOF SHINGLES, MODERN LUX PANELS, NEW EAVESTROUGH, SOFFITS FASCIA GUTTERS, SIDINGS ! As you enter your new home you are met by a WIDE OPEN TO ABOVE CEILINGS ENTRANCE, A LARGE SIZE DEN room which flows into the main floor living space. Your NEW CHEFâ€™S KITCHEN Boasts a lots of Cabinetry, BUILT IN OVEN & MICROWAVE, Stainless steel Appliances, Good Size Pantry. Your dining



area is just off the kitchen and has huge space for a large table. Your spacious living room is Flooded with Tons of natural light & a COZY NEW MODERN STYLE RECTANGULAR Gas FIREPLACE WITH MODERN TILES .A 2-piece washroom & Mudroom & laundry room on the main floor \*\*Upper level also features, a Huge Bright SUNKEN BONUS ROOM facing east with huge windows, THIS LEVEL HAS A BRIGHT & OPEN LOFT WITH WINDOWS \*Upper level Your House has a Large size Master Bedroom, Your master suite will be a private Oasis with SOAKER tub & standing TILED Shower,A walk-in closet & This level also has 2 other LARGE SIZED BEDROOMS A full 3 PIECE bathroom WITH STANDING TILED SHOWER complete this Level \* WALK-UP SIDE ENTRANCE FULLY Finished LEGAL BASEMENT 2 HUGE SIZE BEDROOM SUITE has a LARGE FAMILY Room with KITCHEN WITH LOTS OF CABINETS & HEATED FLOOR TILES AREA dining area, it has ONE FULL WASHROOM WITH HEATED FLOORING & STANDING TILED SHOWER WITH 10 MIL GLASS & SEPARATE LAUNDRY FOR BASEMENT ~ALL APPLIANCES & CENTRAL A/C INCLUDED~Backyard fenced LARGE SIZE newly built COMPOSITE DECK ! 240 ELECTRIC CAR CHARGER INCLUDED IN GARAGE ~Please call today to view this House.!!

Built in 2006

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2258133  |
| Price      | \$925,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,482       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 72 Panamount Manor Nw |
| Subdivision | Panorama Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K6H7                |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | None                                              |
| Parking Spaces | 4                                                 |
| Parking        | Double Garage Attached, 220 Volt Wiring, Driveway |
| # of Garages   | 2                                                 |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Central Vacuum, French Door |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked               |
| Heating           | Forced Air                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                            |
| Fireplaces        | Gas, Glass Doors, Living Room, Tile                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Exterior Entry, Suite, Walk-Up To Grade                                                                                                                                                                |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Rain Gutters |
|-------------------|------------------------------------------|

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Level, Cul-De-Sac                                |
| Roof            | Asphalt Shingle                                                         |
| Construction    | Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Metal Siding |
| Foundation      | Poured Concrete                                                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 46                   |
| Zoning         | R-G                  |
| HOA Fees       | 250                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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